



2013-2021 Housing Element

April 2013

City of Vista
Community Development Department
200 Civic Center Drive Vista
California 92084

Table of Contents

Table of Contents	i
List of Tables	ii
List of Figures.....	iii
Chapter 1: Introduction.....	1
A. City Profile.....	1
B. Purpose of the Housing Element.....	1
C. Relationship to Other General Plan Elements	2
D. Organization of the Housing Element	2
E. Public Participation.....	3
F. Data Sources and Methodology.....	3
Chapter 2: Community Profile	5
A. Population Characteristics	5
B. Household Characteristics	11
C. Housing Problems	16
D. Special Needs Groups.....	20
E. Housing Stock Characteristics	31
F. Affordable Housing.....	42
Chapter 3: Housing Constraints.....	47
A. Market Constraints	47
B. Governmental Constraints.....	50
C. Environmental Constraints	68
D. Infrastructure Constraints.....	69
Chapter 4: Housing Resources	71
A. Future Housing Needs	71
B. Resources Available.....	91
Chapter 5: Review of Past Accomplishments.....	95
Chapter 6: Housing Plan.....	111
A. Goals and Policies.....	111
B. Housing Programs.....	114
C. Quantified Objectives	125
Appendix A: Public Outreach	A-1
Appendix B: Sites Inventory	B-1

List of Tables

Table 1: Population Growth.....	6
Table 2: Age Characteristics.....	7
Table 3: Race/Ethnicity	8
Table 4: Major Employers in Vista	9
Table 5: Employment Characteristics - City of Vista and Region (2000-2010).....	10
Table 6: Mean Salary by Occupation - San Diego Region (2011)	11
Table 7: Household Characteristics.....	12
Table 8: Average Persons per Household.....	13
Table 9: Households by Income Category (2006-2008).....	14
Table 10: Median Household Income (2006-2010)	15
Table 11: Housing Assistance Needs of Lower Income Households (2006-2008)	17
Table 12: Overcrowding.....	19
Table 13: Special Needs Groups in Vista (2010)	20
Table 14: Persons Age 65 and Over.....	21
Table 15: Disabilities Tallied (2008-2010).....	22
Table 16: Large Households (2010)	24
Table 17: Single-Parent Households (2010)	26
Table 18: Homelessness in Vista and Surrounding Cities (2012).....	29
Table 19: Housing Unit Growth (1990 and 2010)	31
Table 20: Housing Unit Type.....	32
Table 21: Tenure of Occupied Units (2000-2010).....	33
Table 22: Household Size by Tenure.....	33
Table 23: Vacancy Rates by Community and Property Age (2011)	34
Table 24: Substandard Units (2010).....	35
Table 25: Changes in Median Home Sale Prices (2010-2011)	37
Table 26: Average Monthly Rent (2011).....	38
Table 27: Affordable Housing Costs (2012)	40
Table 28: Rental Assistance (2011).....	42
Table 29: Inventory of Assisted Rental Housing.....	43
Table 30: Rental Subsidies Required	45
Table 31: Estimated New Construction Costs	46
Table 32: Disposition of Loan Applications.....	49
Table 33: Relationship between General Plan and Zoning.....	51
Table 34: Downtown Specific Plan Land Use Plan	51
Table 35: Citywide Residential Development Standards	52
Table 36: Citywide Parking Requirements	53
Table 37: Downtown Specific Plan Residential Development Standards	54
Table 38: Downtown Vista Specific Plan Parking Requirements.....	55

Table 39: Citywide Provisions for Various Housing Types	56
Table 40: Development and Planning Fees.....	64
Table 41: Development Fees for a Typical Unit.....	65
Table 42: Housing Needs for 2010-2020.....	72
Table 43: Remaining 2010-2020 Share of Regional Housing Needs.....	72
Table 44: Units under Construction and Planned or Approved (2012).....	74
Table 45: Recent Projects	79
Table 46: Underutilized Sites in the Downtown Vista Specific Plan	79
Table 47: Residential Capacity in the Downtown Specific Plan.....	86
Table 48: Residential Capacity on Vacant Parcels Outside of the Downtown Specific Plan	89
Table 49: Adequacy of Residential Sites Inventory.....	90
Table 50 Quantified Housing Objectives (2005-2012)	96
Table 51 Review of Past Accomplishments	97
Table 52: Quantified Objectives: 2013-2021	125

List of Figures

Figure 1: Median Household Income (2006-2010).....	15
Figure 2: Household Income (2006-2010).....	16
Figure 3: Housing Stock Age (2006-2010)	35
Figure 4: Median Home Sales Prices (2011).....	36
Figure 5: Permit Fees	66
Figure 6: Downtown Vista Specific Plan.....	75
Figure 7: Housing Overlay Sub-district	77
Figure 8: Vacant and Underutilized Sites in the Downtown Specific Plan.....	80
Figure 9: Vacant Sites Outside of the Downtown Area	88

Chapter 1

Introduction

A. City Profile

The City of Vista incorporated in 1963 and now covers almost 19 square miles in San Diego County's north inland area. The City of Vista and the surrounding area have historically been, and continue to be, one of the region's prime agricultural areas. Vista enjoys a rural atmosphere with the amenities of a growing city. The City's current population is more than triple its size at the time of incorporation.

Vista has a semi-rural setting with rolling hills, a Mediterranean climate and ocean breezes. In the early part of the century, people traveled from all over San Diego County to Vista for picnic outings and to enjoy the oak groves, large ranches and farms. The City is a historic "North County" crossroads. The City was a slow-growing town based on local agricultural commerce and rail shipping routes to the coast. Until 1970, when the freeway (SH78) was built, the major arterials (Vista Way and Santa Fe Avenue) between Escondido and Oceanside intersected in downtown Vista.

B. Purpose of the Housing Element

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. The Housing Element is intended to be an important planning tool for each jurisdiction. State law requires Housing Elements to be updated periodically according to statutory deadlines to identify the housing needs of the jurisdiction and establish a strategic plan to meet these needs. The updated Housing Elements must be submitted to the California Department of Housing and Community Development for review.

The Housing Element is one of the seven State-mandated elements of the General Plan. The purpose of the Housing Element is to craft a comprehensive strategy for providing safe, decent, and affordable housing within the community. The Housing Element has two main purposes:

- To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- To provide a strategy that establishes housing goals, policies, and programs.

This 2013-2021 Housing Element represents the City of Vista's fifth Housing Element and covers the period of April 30, 2013 through April 30, 2021.

C. Relationship to Other General Plan Elements

The City of Vista General Plan was recently updated in its entirety and adopted in 2012 and it is comprised of the following elements: Land Use and Community Identity; Circulation; Housing; Resource Conservation and Sustainability; Healthy Vista; Noise; and Public Safety, Facilities, and Services. The Housing Element is being updated at this time in conformance with the 2013-2021 update cycle for jurisdictions in the SANDAG region. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies set forth by the General Plan. The Housing Element relies on the Land Use and Community Identity Element to establish the amount, intensity, and distribution of residential uses. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained. Furthermore, the City's Public Safety, Facilities, and Services Element in the General Plan already includes analysis and policies regarding fire hazard, flood hazard, and flood management.

D. Organization of the Housing Element

This Housing Element is organized into the following main components:

- **Introduction:** Provides a brief overview of the purpose and background for the Housing Element.
- **Community Profile:** Provides an assessment of Vista's demographic and housing market characteristics and their correlation to housing needs in the community.
- **Constraints to the Provision of Housing:** Analyzes the various market, governmental, and environmental constraints in the City and their impact on the development and preservation of housing in Vista.
- **Housing Opportunities and Resources:** Provides an inventory of land, financial, and administrative resources available to facilitate housing development in Vista. Opportunities for energy conservation are also discussed.
- **Housing Plan:** Outlines the City's proposed actions and objectives over the next eight years in addressing the housing needs of the community and complying with State law.

E. Public Participation

The City of Vista values community input and offers various opportunities for residents and community stakeholders to provide input on housing and community development issues. The following summarizes the City's community outreach efforts during the Housing Element development processes where input on housing needs and policies was solicited.

On November 6, 2012, the City conducted a study session of the Draft 2013-2021 Housing Element before the Planning Commission. To solicit input from the community and agencies serving the needs of low and moderate income persons and persons with special housing needs, the study session was publicly noticed, with special invitation sent to service providers, housing professionals, and community stakeholders. The outreach list is included in Appendix A of this Housing Element. No public comments were received.

F. Data Sources and Methodology

This Housing Element was updated with various sources of data, including:

- 2010 Census and 2006-2010 American Community Survey (ACS)¹
- Dataquick home sales
- Home Mortgage Disclosure Act (HMDA) lending data
- Regional Homeless Task Force Point-in-Time Homeless Census
- State Department of Social Services database on residential care facilities
- State Employment Development Department data on wage and labor statistics

¹ Since the 2000 Census, the Bureau of the Census has completely restructured the way it enumerates the U.S. population. Specifically, the 2010 Census no longer contains the "long form" that provided detailed information on socioeconomic and housing characteristics. To replace the "long form" that occurs only once every decade, the Census Bureau conducts the "American Community Survey" that takes a snapshot of the communities based on a small sample but relatively frequently. Survey results are then averaged to provide a description of the community over time.

Chapter 2

Community Profile

Ensuring adequate housing for all Vista’s present and future residents is a primary housing goal for the City. To realize this goal, the City must effectively target its programs and resources toward those households with the greatest need. This chapter discusses the characteristics of the City population and housing stock in order to better define the nature and extent of unmet housing needs in Vista.

A. Population Characteristics

Population characteristics affect the amount and type of housing needed in a community. Factors such as population growth, age and income distribution, and employment trends influence needs such as 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.

1. Population Growth

The City of Vista includes almost 19 square miles and is located along State Highway 78, near the cities of Oceanside and San Marcos in north San Diego County. Although only incorporated in 1963, Vista has a rich history. In the early part of the 20th Century, Vista was a popular area for visitors; people traveled from all over San Diego County for picnic outings and to enjoy the oak groves, large ranches and farms. By the 1920s, Vista was primarily an agricultural community and a prominent stop on the AT & SF rail route between Escondido and Oceanside. Until 1970, when State Highway 78 was constructed, Vista remained a relatively small community of less than 25,000 residents. Since then the City’s population has grown rapidly.

Between 1980 and 1990, Vista’s population grew from 35,834 residents to 71,872 – a 100-percent increase. During the 1990s, Vista’s population growth remained strong, increasing to 89,857 residents (25 percent) in 2000. Growth in the region began to taper off (except for Carlsbad and San Marcos). The City’s population according to the 2010 Census was 93,834. As shown in Table 1, Vista’s population growth from 2000 to 2010 was comparable to that experienced by Escondido, Encinitas and Oceanside, but significantly lower than the growth experienced by Carlsbad and San Marcos.

Table 1: Population Growth

	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Carlsbad	63,126	78,247	105,328	24.0%	34.6%
Encinitas	55,386	58,014	59,518	4.7%	2.6%
Escondido	108,635	133,559	143,911	22.9%	7.8%
Oceanside	128,398	161,029	167,086	25.4%	3.8%
Poway	43,516	48,044	47,811	10.4%	-0.5%
San Marcos	38,974	54,977	83,781	41.1%	52.4%
Vista	71,872	89,857	93,834	25.0%	4.4%
San Diego County	2,498,016	2,813,833	3,095,313	12.6%	10.0%

Source: Bureau of the Census, 1990-2010.

2. Age Characteristics

A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. In order to create a balanced community, it is important to provide housing options that suit the needs of various age groups.

Several trends with regard to age characteristics have occurred in Vista since 1990. One of the most noticeable changes was the population of the school aged children, which increased 43 percent since 1990 (Table 2). The share of children aged five to 17 years increased from 17 percent of all residents in 1990 to 19 percent in 2010. This represented an increase of approximately 5,200 children in the community.

While adults (aged 25 to 44) continued to comprise the largest share of Vista residents, their overall share in the community has decreased from 35 percent in 1990 to 30 percent in 2010. By contrast, the proportion of older adults aged 45 to 64 increased from 14 percent in 1990 to about 22 percent in 2010.

The number of senior residents decreased slightly between 1990 and 2010 and its proportional share in the community declined from 12 percent in 1990 to nine percent in 2010. The smaller number and share of seniors may suggest limited opportunities for seniors to age in place.

Table 2: Age Characteristics

Age Groups	1990		2000		2010		Percent Change (1990-2010)
	Persons	Percent	Persons	Percent	Persons	Percent	
Preschool (0-4 years)	7,020	9.8%	7,726	8.6%	7,475	8.0%	6.5%
School Age (5-17 years)	12,348	17.2%	18,927	21.1%	17,599	18.8%	42.5%
College Age (18-24 years)	9,215	12.8%	10,243	11.4%	11,738	12.5%	27.4%
Young Adults (25-44 years)	24,771	34.5%	29,374	32.7%	27,659	29.5%	11.7%
Adults (45-64 years)	9,772	13.6%	14,581	16.2%	20,690	22.0%	111.7%
Seniors (65+ years)	8,746	12.2%	9,006	10.0%	8,673	9.2%	-0.8%
Total Population	71,872	100.0%	89,857	100.0%	93,834	100.0%	30.6%
Median Age	29.7		30.3		31.1		

Source: Bureau of the Census, 1990-2010.

3. Race and Ethnicity

San Diego County, as well as California as a whole, has become increasingly diverse in terms of race, ethnicity, and culture. These demographic changes can have implications on the nature and extent of housing needs since different racial and ethnic groups may have different household characteristics and cultural backgrounds that affect their preferences for housing.

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. A community's racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.² According to these studies, perceptions regarding housing density and overcrowding, as well as the cultural practices of living with extended families tend to vary among racial and ethnic groups.

² Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y. Choi (1993); "The Changing Problem of Overcrowding" by D. Myers, William Baer, and S.Y. Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Myers and S.W. Lee (1996).

According to the Census, Hispanic/Latino residents now comprise the largest racial/ethnic group in Vista, followed by non-Hispanic White residents (Table 3). The proportion of non-Hispanic White residents has declined considerably, from 67 percent in 1990 to 41 percent in 2010. In contrast, Hispanic/Latino residents comprised 25 percent of the community in 1990. By 2010, their share had increased to 48 percent. Asian/Pacific Islander and African American residents continue to comprise only small proportions of the population.

Because of increasing marriage among members of different racial/ethnic groups, resulting in the growing number of multi-race children, the 2000 Census introduced a new category – “two or more races.” This marked the first time that respondents were allowed to select more than one race on the Census. This Census category has become more important, particularly in ethnically and racially diverse areas such as Southern California. According to the 2010 Census, about three percent of Vista residents identified themselves as being of mixed racial/ethnic heritage.

Table 3: Race/Ethnicity

Race/Ethnicity	1990		2000		2010	
	Persons	Percent	Persons	Percent	Persons	Percent
Non-Hispanic White	48,014	66.8%	44,844	49.9%	38,287	40.8%
African American	2,961	4.1%	3,535	3.9%	2,753	2.9%
Asian/Pacific Islander	2,617	3.6%	3,732	4.1%	4,421	4.7%
Hispanic/Latino	17,804	24.7%	34,990	38.9%	45,380	48.4%
Other Race ¹	476	0.7%	--	--	2,993	3.2%
Other Race ²	--	--	601	0.7%	511	0.5%
Two or More races	--	--	2,155	2.4%	2,482	2.6%
Total	71,872	100%	89,857	100%	93,834	100.0%

Source: Bureau of the Census, 1990-2010.

Notes:

- 1) The 1990 Census includes “other” as American Indian, Eskimo, and Aleut, and individuals indicating an “other” race or two or more races
- 2) Other includes American Indian, Alaskan Native and individuals indicating an 'other' race.

4. Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. In addition, employment growth is a major factor affecting the demand for housing in a community. In some cases, the types of jobs themselves

can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture).

Employment

Vista’s centralized location with respect to major transportation corridors makes this area an attractive location for firms seeking ready access to markets in the counties of San Diego, Orange, Los Angeles, Riverside and San Bernardino. A number of major employers are located within Vista. Major employers in the community include Vista Unified School District, San Diego Superior Court, WalMart, and Costco (Table 4).

Table 4: Major Employers in Vista

Name of Employer	Type of Service	Number of Employees
Vista Unified School District	Education	1,744
San Diego Superior Court (North City)	Government	602
DJ Orthopedics	Manufacturing	554
Watkins Manufacturing Corporation	Manufacturing	510
Zodiac Pool Systems	Manufacturing	375
Datron World Communications	Communications	350
WalMart	Retail	337
US Foodservice	General Line Grocery	315
Costco Wholesale	Retail	270
Jeld-Wen Windows and Doors	Manufacturing	250
Pennysaver	Publisher/Publications	250
Directed Electronics	Manufacturing	250
Science Applications International Corporation	Research and Development	233

Source: City of Vista, 2011.

Table 5 summarizes the employment characteristics of the City’s civilian population. In 2000, the two largest occupational categories for residents were manufacturing and education/health/social services. These categories accounted for just under one-third (30 percent) of jobs held by Vista residents. This share of employment base remained almost unchanged in 2010. According to the American Community Survey (ACS) for 2006-2010, approximately 29 percent of Vista residents worked in educational, health and social services occupations or manufacturing occupations. Similarly, these occupations comprised 28 percent of jobs held by County residents during the same period.

Table 5: Employment Characteristics - City of Vista and Region (2000-2010)

Industry	2000 Census		2006-2010 ACS	
	% of City Employment	% of Region Employment	% of City Employment	% of Region Employment
Agriculture, Mining	1.4%	0.7%	1.8%	0.7%
Construction	9.2%	6.6%	9.8%	7.2%
Manufacturing	15.4%	11.0%	13.2%	9.2%
Transportation, Communication, Utilities	3.6%	3.5%	3.3%	3.8%
Wholesale Trade	5.5%	3.3%	3.7%	2.9%
Retail Trade	12.5%	11.3%	12.9%	10.8%
Finance, Insurance and Real Estate	5.6%	7.1%	5.4%	7.4%
Professional Services	11.8%	13.3%	12.9%	14.2%
Education, health, and social services	14.7%	19.3%	15.3%	19.9%
Arts, entertainment, and recreation	8.5%	9.6%	9.8%	10.6%
Other Services	5.7%	5.2%	6.8%	7.9%
Public Administration	4.1%	5.4%	3.7%	5.4%
Total	100.0%	100.0%	100.0%	100.0%

Sources: Bureau of the Census, 2000 and American Community Survey (ACS), 2006-2010.

Table 6 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area. According to the table, education and healthcare occupations generally offer moderate pay scales while social service and manufacturing-related occupations offer lower wages.

Table 6: Mean Salary by Occupation - San Diego Region (2011)

Occupations	Average Salary
Management	\$117,046
Legal	\$105,882
Healthcare Practitioners and Technical	\$89,872
Architecture and Engineering	\$83,115
Computer and Mathematical	\$82,631
Life, Physical and Social Science	\$77,716
Business and Financial Operations	\$71,815
Education, Training and Library	\$60,992
Arts, Design, Entertainment, Sports and Media	\$56,963
Construction and Extraction	\$51,871
Protective Service	\$50,581
Community and Social Service	\$49,734
Installation, Maintenance and Repair	\$45,202
Sales	\$38,263
Office and Administrative Support	\$37,260
Production	\$34,324
Transportation and Material Moving	\$32,255
Healthcare Support	\$30,880
Building, Grounds Cleaning, and Maintenance	\$26,928
Personal Care and Service	\$26,240
Farming, Fishing and Forestry	\$26,009
Food Preparation and Serving Related	\$22,133
All Occupations	\$50,800

Source: California Employment Development Division, Occupational Wage data, 2011.

B. Household Characteristics

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. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, single-person households, typified by seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family homes. This section details the various household characteristics affecting housing needs.

1. Household Type and Size

According to the 2010 Census, 29,317 households resided in Vista, a 16-percent increase since 1990. As shown in Table 7, the vast majority (72 percent) of Vista households were families. Among family-households, the number of other family-households (households in which the head of household is unmarried) showed a marked increase (64 percent since 1990). This may indicate a housing market that has become increasingly unaffordable to small families and increased households were comprised with extended family members.

The proportion of single households and other non-family households remained relatively static from 1990 to 2010. However, within the single households, the proportion of elderly persons living alone declined modestly.

Table 7: Household Characteristics

Household Type	1990		2000		2010		Percent Change (1990-2010)
	#	%	#	%	#	%	
Households	25,371	100%	28,877	100%	29,317	100.0%	15.6%
Family Households	18,471	72.8%	20,783	71.9%	21,119	72.0%	14.3%
Married With Children	7,190	28.3%	8,345	28.9%	7,354	25.1%	2.3%
Married No Children	7,560	29.8%	7,153	24.8%	7,670	26.2%	1.5%
Other Families	3,721	14.7%	5,285	18.3%	6,095	20.8%	63.8%
Non-Family Households	6,900	27.2%	8,094	28.1%	8,198	28.0%	18.8%
Singles	5,077	20.1%	5,924	20.5%	5,784	19.7%	13.9%
Elderly Living Alone	2,029	8.0%	2,091	7.2%	1,963	6.7%	-3.3%
Other Non-Families	1,823	7.1%	2,170	7.6%	2,414	8.2%	32.4%
Average Household Size	2.78		3.03		3.13		--

Source: Bureau of the Census, 1990-2010.

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 up to two bedrooms while large households (five or more persons per household) can usually find suitable housing in units with three to four bedrooms.

People's choices, however, also reflect preference and economics. Especially during the housing boom when mortgage credit was readily available, many households extended beyond their financial means and purchased large homes. The National Association of Realtors estimates that after the housing boom, the average size of homes will be trending down in the future years.

In 2010, the average number of persons per household in the San Diego region ranged from 2.1 to 3.5, with a regionwide average of 2.8 persons per household. Vista had an average of 3.13 persons per household in 2010, representing a small increase from 2000, when an average of 3.03 persons per household was recorded. Table 8 compares household size in Vista to household size in surrounding cities and the County. Household size varied among the cities, with Escondido and Vista having the highest average household size among surrounding jurisdictions.

Table 8: Average Persons per Household

Jurisdiction	Average Household Size (2010)
Carlsbad	2.53
Encinitas	2.45
Escondido	3.12
Oceanside	2.80
Poway	2.93
San Marcos	3.05
Vista	3.13
San Diego County	2.75

Source: Bureau of the Census, 2010.

2. Household Income

Household income indicates the wealth of a community and therefore is directly connected to the ability to afford housing. As household income increases, the more likely that household is to be a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as San Diego County):

- Extremely Low Income: households earning up to 30 percent of the AMI
- Very Low Income: households earning between 31 and 50 percent of the AMI
- Low Income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Combined, the extremely low, very low, and low income groups are referred to as lower income.³

Between 2006 and 2008, approximately 53 percent of Vista households earned moderate or above moderate incomes (Table 9), while 47 percent of households had lower incomes.⁴

Table 9: Households by Income Category (2006-2008)

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	3,340	11.9%
Very Low (31 to 50% AMI)	3,400	12.1%
Low (51 to 80% AMI)	6,460	22.8%
Moderate or Above (over 80% AMI)	14,985	53.2%
Total	28,185	100.0%

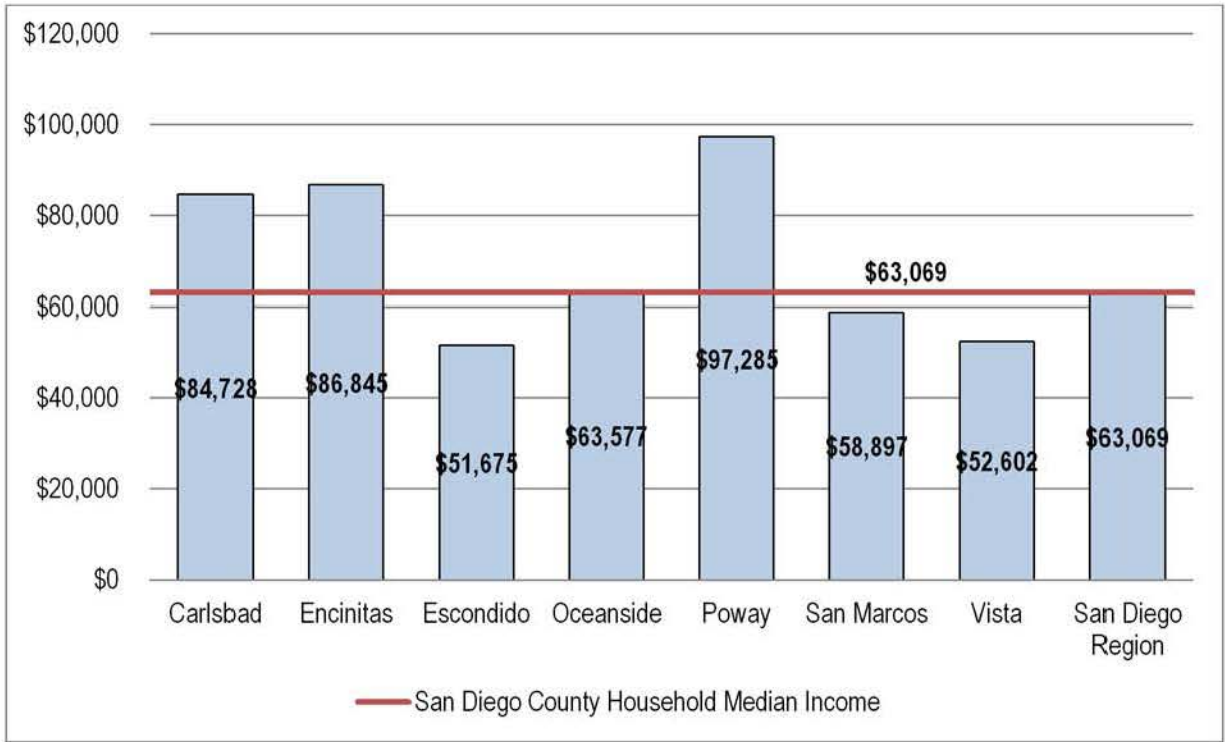
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2006-2008.

Household incomes in Vista tend to be somewhat lower than those in the region as a whole. Median household income in the City was \$42,594 in 2000, compared to the San Diego County median household income of \$47,067. The ACS estimates that the median household income in Vista between 2006 and 2010 was \$52,602, compared to \$63,069 in the County. Figure 1 compares household income in Vista and in the San Diego region between 2006 and 2010.

³ Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low income based on State definition).

⁴ Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2006-2008 ACS data. CHAS data does not provide a breakdown of household income for those with more than 80 percent AMI as those households are not qualified for federal housing programs.

Figure 1: Median Household Income (2006-2010)



Source: Bureau of the Census, American Community Survey (ACS), 2006-2010.

Table 10 compares median income in Vista to neighboring cities and the region. Median household income in the City was noticeably lower than the region and surrounding jurisdictions.

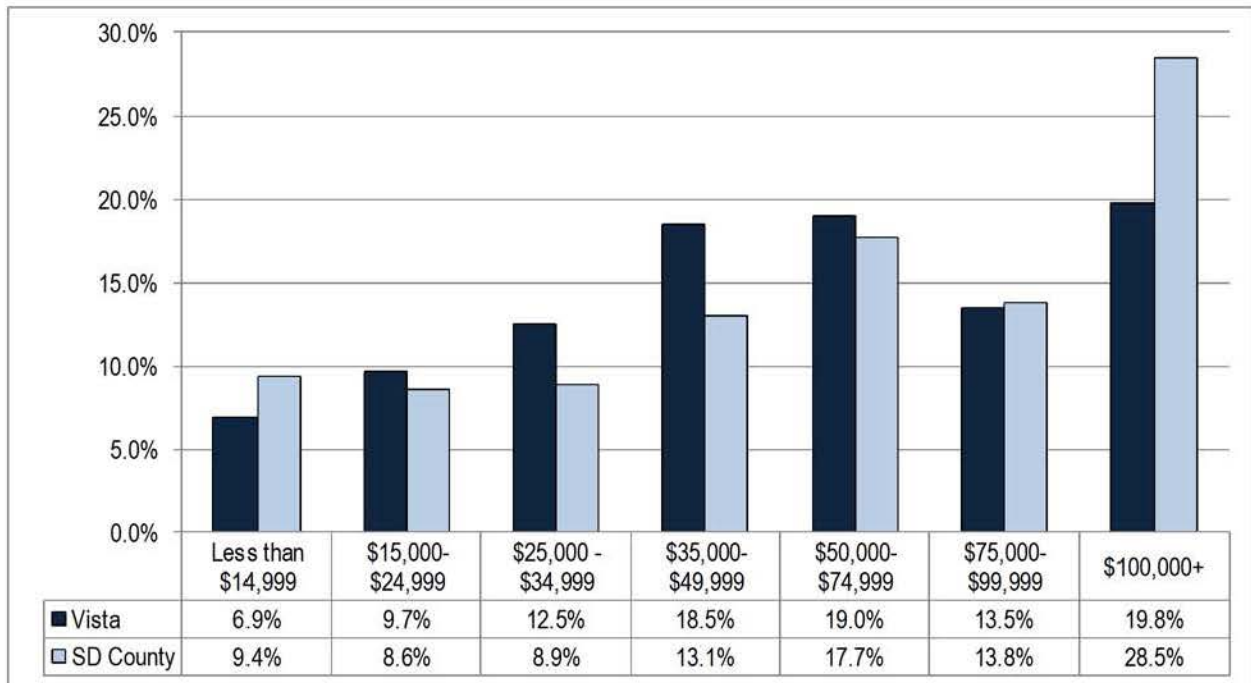
Table 10: Median Household Income (2006-2010)

Jurisdiction	Median Household Income	Percent Above/ Below Regional Median
Carlsbad	\$84,728	34.3%
Encinitas	\$86,845	37.7%
Escondido	\$51,675	-18.1%
Oceanside	\$63,577	0.8%
Poway	\$97,285	54.3%
San Marcos	\$58,897	-6.6%
Vista	\$52,602	-16.6%
San Diego Region	\$63,069	0.0%

Source: Bureau of the Census, American Community Survey, 2006-2010.

According to the 2006-2010 ACS, nearly 17 percent of Vista households earned less than \$25,000 (Figure 2). By contrast, about 20 percent of Vista households earned \$100,000 or more between 2006 and 2010. Unlike the County, the City’s income distribution during this time period was skewed toward the lower and moderate income categories.

Figure 2: Household Income (2006-2010)



Source: Bureau of the Census, American Community Survey (ACS), 2006-2010.

C. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in Vista. Detailed CHAS data based on the 2006-2008 ACS data is displayed in Table 11. Housing problems considered by 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.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (55 percent) compared to owner-households (49 percent).
- Large renter-families had the highest level of housing problems regardless of income level (90 percent).
- Approximately 80 percent of extremely low income (households earning less than 30 percent of the AMI) and 92 percent of very low income households (households earning between 31 and 50 percent of the AMI) had housing problems.
- Nearly 61 percent of extremely low income elderly households spent more than 50 percent of their income on housing, including 64 percent of elderly renters and 60 percent of elderly owners within this income category.

Table 11: Housing Assistance Needs of Lower Income Households (2006-2008)

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	290	910	405	1,960	940	20	1,380	3,340
With any housing problem	70.7%	80.2%	100.0%	83.2%	74.5%	100.0%	75.7%	80.1%
With cost burden >30%	69.0%	80.2%	100.0%	82.9%	74.5%	100.0%	75.7%	79.9%
With cost burden > 50%	63.8%	74.7%	90.1%	76.8%	60.1%	100.0%	64.9%	71.9%
Very Low Income (31-50% AMI)	220	1,130	570	2,320	505	225	1,080	3,400
With any housing problem	86.4%	100.0%	94.7%	96.1%	73.3%	100.0%	84.3%	92.4%
With cost burden >30%	86.4%	100.0%	88.6%	94.6%	50.5%	100.0%	71.8%	87.4%
With cost burden > 50%	25.0%	54.9%	35.1%	49.8%	16.8%	100.0%	50.0%	49.9%
Low Income (51-80% AMI)	175	1,635	625	3,545	820	800	2,915	6,460
With any housing problem	60.0%	57.2%	89.6%	71.1%	45.1%	89.4%	63.5%	67.6%
With cost burden >30%	60.0%	52.4%	31.2%	57.9%	28.7%	80.0%	55.1%	56.6%
With cost burden > 50%	42.9%	4.6%	5.6%	9.3%	12.2%	58.1%	38.1%	22.3%
Moderate & Above Income (>80% AMI)	300	2,575	395	5,145	1,935	1,780	9,840	14,985
With any housing problem	0.0%	20.0%	73.4%	16.0%	19.6%	67.1%	36.9%	29.6%
With cost burden >30%	0.0%	17.9%	8.9%	16.0%	19.6%	50.0%	30.9%	25.8%
With cost burden > 50%	0.0%	0.0%	0.0%	0.0%	6.7%	14.6%	8.8%	5.8%
Total Households	985	6,250	1,995	12,970	4,200	2,825	15,215	28,185
With any housing problem	500	3,310	1,795	7,185	1,820	2,155	7,440	14,625
% With housing problem	51%	53%	90%	55%	43%	76%	49%	52%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins of errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2006-2008.

1. Overcrowding

The 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, but excluding hallways, kitchen, and bathrooms). Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

Overcrowding in the City increased significantly from 10 percent to 18 percent between 1990 and 2000. The rate of overcrowding appeared to have returned to 1990 levels in the following decade; by 2010, only 10 percent of households were considered overcrowded. Overcrowding disproportionately affects renter-households. Approximately 14 percent of all renters lived in overcrowded conditions compared to just five percent of owners according to 2006-2010 American Community Survey data. However, the significant reduction in overcrowding rate between 2000 and 2010 does not seem to align with the increased average household size. This reduction may be a result of the small sample used for the American Community Survey, or recent residential development that has focused on large units.

Table 12: Overcrowding

Overcrowding	Owner-Households		Renter-Households		Total Households	
	Number	Percent of Owners	Number	Percent of Renters	Number	Percent of Total
1990						
Total Overcrowded (> 1.0 person/room)	536	3.9%	1,958	16.7%	2,494	9.8%
Severely Overcrowded (>1.5 persons/room)	316	2.3%	906	7.7%	1,216	4.8%
2000						
Total Overcrowded (> 1.0 person/room)	1,339	8.5%	3,722	27.8%	5,061	17.5%
Severely Overcrowded (>1.5 persons/room)	651	4.1%	2,312	17.2%	2,963	10.3%
2006-2010						
Total Overcrowded (> 1.0 person/room)	797	5.3%	1,916	14.4%	2,713	9.6%
Severely Overcrowded (>1.5 persons/room)	277	1.8%	557	4.2%	834	2.9%

Sources: Bureau of the Census, 1990 and 2000 Census; American Community Survey (ACS), 2006-2010.

2. Overpayment (Cost Burden)

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of “over payers”: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a *severe* cost burden if it spends more than 50 percent of its gross income on housing.

Table 11 presented earlier provides overpayment detail by income group and household type for Vista between 2006 and 2008. Approximately 70 percent of lower income households in the City overpaid versus 26 percent of moderate and above moderate income households. The incidence of overpayment among extremely low income and very low income households was most severe, at 80 percent and 87 percent, respectively.

D. Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Vista may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed include seniors, persons with disabilities, large households, single parents, people living in poverty, farm workers, homeless individuals and families, college students, and military personnel (Table 13). Many of these groups overlap, for example some farm workers are homeless, and many seniors have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

Table 13: Special Needs Groups in Vista (2010)

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	5,894	--	--	--	--	20.1%
Senior Headed Households	4,977	4,114	82.7%	863	17.3%	17.0%
Seniors Living Alone	1,963	1,500	76.4%	463	23.6%	6.7%
Persons with Disabilities**	8,270	--	--	--	--	9.1%
Large Households	5,822	2,426	41.7%	3,396	58.3%	19.9%
Single-Parent Households	3,354	--	--	--	--	11.4%
Female Headed Households	8,147	3,745	46.0%	4,402	54.0%	27.8%
Female Headed Households with children	2,257	--	--	--	--	7.7%
People Living in Poverty*	12,949	--	--	--	--	13.8%
Farmworkers*	725	--	--	--	--	0.8%
Homeless	483	--	--	--	--	0.7%
Students*	6,488	--	--	--	--	26.2%
Military*	1,424	--	--	--	--	2.0%

* = 2010 Census data not available. Estimate is from the 2006-2010 ACS.

** = 2010 Census data not available. Estimate is from the 2008-2010 ACS.

Sources: Bureau of the Census; 2000-2010 Census and American Community Survey (ACS), 2006-2010; Regional Housing Task Force on the Homeless, 2012.

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

1. Seniors

The limited income of many seniors often makes it difficult for them to find affordable housing. Table 14 shows that 8,673 persons were age 65 and over in Vista in 2010. This accounted for about nine percent of residents, lower than the percentage found in other north San Diego county cities and the region as a whole.

Table 14: Persons Age 65 and Over

Jurisdiction	Total	Age 65+	Percent Age 65+
Carlsbad	105,328	14,798	14.0%
Encinitas	59,518	7,643	12.8%
Escondido	143,911	15,084	10.5%
Oceanside	167,086	21,501	12.9%
Poway	47,811	5,900	12.3%
San Marcos	83,781	8,527	10.2%
Vista	93,834	8,673	9.2%
San Diego Region	3,095,313	351,425	11.4%

Source: Bureau of the Census, 2010.

In 2010, the Census reported that 17 percent of the City’s households were headed by someone 65 years old or older. Of these households, the majority (83 percent) owned their homes, while the remainder (17 percent) rented their homes. According to the 2006-2010 ACS, among senior-headed households, approximately 2,950 (or 57 percent) were considered lower income. Of these lower income senior households, 57 percent overpaid for housing.

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many are faced with various disabilities. Roughly 43 percent of Vista’s senior population was listed as having one or more disabilities according to the 2008-2010 ACS.

Resources

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help ensure continued independent living arrangements.

Several licensed care facilities that provide assisted living, nursing care, and general services to seniors are located in Vista. As of February 2012, 52 elderly residential facilities were located in Vista with a total capacity of 804 beds. The City does not regulate residential care homes for six or fewer persons; such homes are permitted in all residential zones as regular residential uses. Residential care homes for more than six persons are permitted in the A-1, E-1, R-1, R-1-B, and R-M zones, subject to additional requirements in order to provide clear guidance for the development of such facilities.

2. Persons with Disabilities (including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

The 2010 Census did not collect information on disability. According to 2008-2010 ACS data, approximately nine percent of Vista residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, cognitive and ambulatory difficulties were almost equally prevalent. However, among the elderly population, ambulatory and independent living difficulties were most prevalent (Table 15).

Table 15: Disabilities Tallied (2008-2010)

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	6.9%	10.1%	19.8%	13.8%
With a vision difficulty	23.1%	7.5%	8.3%	8.7%
With a cognitive difficulty	56.5%	26.4%	19.2%	25.2%
With an ambulatory difficulty	13.5%	26.6%	38.9%	30.8%
With a self-care difficulty	8.3%	9.6%	13.8%	11.2%
With an independent living difficulty	--	19.7%	29.2%	22.4%
Total Disabled Persons	694	4,191	3,385	8,270

Note: A person can have multiple disabilities.

Source: Bureau of the Census, American Community Survey (ACS), 2008-2010.

The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with other family members. Independent living can be furthered through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with

medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 1,407 persons in the City of Vista with developmental disabilities, based on the 2010 Census population.

According to the State’s Department of Developmental Services, as of August 2011, about 600 Vista residents with developmental disabilities were being assisted at the Developmental Center and Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 303 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Resources

State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. The City does not regulate residential care homes for six or fewer persons; such homes are permitted in all residential zones as regular residential uses. Residential care homes for more than six persons are permitted in the A-1, E-1, R-1, R-1-B, and R-M zones, subject to additional requirements in order to provide clear guidance for the development of such facilities. The City also offers flexibility in development standards for projects proposing housing affordable to seniors and persons with disabilities.

3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding and can result in accelerated unit deterioration.

Table 16 compares the number of large households in Vista to that of the San Diego region. In 2010, about 20 percent of households in Vista consisted of five or more persons, compared to 14 percent region wide. Among large households in Vista, the 2010 Census reported 42 percent were owner-households and 58 percent were renter-households.

Table 16: Large Households (2010)

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Vista	2,520	1,413	1,889	29,317
Percent of Total	8.6%	4.8%	6.4%	100.0%
San Diego Region	80,185	36,149	32,447	1,086,865
Percent of Total	7.4%	3.3%	3.0%	100.0%

Source: Bureau of the Census, 2010.

Overall, a greater percentage of larger households (82 percent) had housing problems than all households (52 percent) between 2006 and 2008. Nearly all owner-occupied large households (90 percent) had one or more housing problems, while about three-quarters of renter-occupied large households (76 percent) had one or more housing problems (see Table 11).

Resources

Lower and moderate income large households can benefit from various affordable housing programs. These include the Homeownership Education classes, Mortgage Credit Certificate program, affordable housing development assisted with City, State, and federal funds, and Housing Choice Vouchers, among others.

4. Single-Parent Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

In 2000, 2,364 female-headed and 948 male-headed single-parent households comprised about 11 percent of all households in Vista. The proportion of female single-parent households with children has decreased slightly from 2,626 households (ten percent) in 1990 to 2,364 households (eight percent) in 2000. According to the 2000 Census, 1,821 families with children were estimated as living below the poverty level, representing almost nine percent of all families in Vista. Of these families, 48 percent were female-headed single-parent householders with children (882), while eight percent were male-headed single-parent households with children (151).

An estimated 11 percent of Vista households were headed by single parents in 2010 (Table 17); the large majority of which were headed by females (67 percent). According to the 2006-2010 ACS, 25 percent of female-headed single-parent households had incomes below the poverty level.

Table 17: Single-Parent Households (2010)

	Total Households	Single-Parent Households	Percent Total Households	Female-Headed Households with Children	Percent Single-Parent Households
Vista	29,317	3,354	11.4%	2,257	67.3%
San Diego Region	1,086,865	94,380	8.7%	68,123	72.2%

Source: Bureau of the Census, 2010.

Resources

Lower income single-parent households can benefit from City programs that provide direct rental assistance or that will facilitate the development of affordable housing. Affordable housing opportunities can also be expanded for low and moderate income single-parent households through the Housing Choice Vouchers, Homeownership Education classes, and the Mortgage Credit Certificate program.

5. Residents Living in Poverty

Families, particularly female-headed families, are disproportionately affected by poverty. In 2000, 14 percent of the City’s total residents (12,533 persons) were living in poverty. Approximately 33 percent of female-headed households with children, however, had incomes below the poverty level. The 2006-2010 ACS reports that 14 percent of the City’s population and 25 percent of female-headed families with children were living below the poverty level.

Resources

Households living in poverty can benefit from single room occupancy units (SROs). The Vista Zoning Ordinance defines SRO hotels as a structure which contains six or more rooms that can serve single tenants, such as low income persons, students, and elderly individuals. An SRO hotel does not include any institution in which persons are housed or detained under legal restraint or hospitalized or otherwise under medical, nursing or psychiatric care, or fraternity or sorority houses. SRO hotels are permitted in the City’s C-2 zone. Additional resources include Housing Choice Vouchers and other housing programs that benefit extremely low income households.

6. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

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 \$19,000 and \$30,000 annually in 2009 and 2010.⁵ This limited income is exacerbated by their tenuous and/or seasonal employment status. It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas, with many located in northern San Diego County. These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). Therefore, the Census is the only source of information that can be referenced. According to the 2006-2010 ACS, less than one percent of Vista's residents were employed in farming, forestry, or fishing occupations. These occupations, particularly in urban areas, include gardeners, landscapers, and people who work in plant nurseries. The number of migrant farm workers in Vista is limited.

According to SANDAG land use data identifies approximately 120 acres of active agriculture in Vista. The small amount of agricultural land in Vista is used primarily for small-scale greenhouse production of specialty, ornamental plants including bromeliads and a variety of succulent species, with some avocado farming. Such agricultural operations do not typically employ large numbers of farmworkers.

⁵ State Employment Development Department, Occupational Employment (May 2009) and Wage Data (1st Quarter, 2010).

Resources

Under California Health and Safety Code 17021.5, farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. Currently, the City permits agricultural uses as well as farmworker housing in the Agricultural (A-1) zone. However, the City also permits agricultural uses in the E-1 and R-1 zones, but does not correspondingly permit farmworker housing in these zones. The City will amend its Zoning Ordinance to permit farm employee housing in the E-1 zone. The City will also remove agricultural uses from the list of permitted uses in the R-1 zone. Any existing agricultural uses in the R-1 zone will be grandfathered in. Because farmworkers make up such a small percentage of the City's population, no specific programs are necessary.

7. Homeless

Throughout the country and the San Diego region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law (Section 65583(1) (6)) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), 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.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Regional Task Force on the Homeless (RTFH) is San Diego County’s leading resource for information on issues of homelessness. The Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness.

The Task Force compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2012 Count was conducted on January 27, 2012 and the results are shown in Table 18. Vista and Oceanside had the largest homeless populations of the North County cities and the City of Escondido is close behind with an estimated 430 homeless persons.

Table 18: Homelessness in Vista and Surrounding Cities (2012)

Jurisdiction	Sheltered	Unsheltered	Total	% of County
Carlsbad	48	62	110	1.2%
Encinitas	46	89	135	1.4%
Escondido	303	127	430	4.5%
Oceanside	267	219	486	5.1%
Poway	0	7	7	0.1%
San Marcos	0	37	37	0.4%
Vista	395	88	483	5.1%
San Diego	2,756	3,623	6,379	67.4%
San Diego Region	4,374	5,086	9,460	100.0%

Source: Regional Housing Task Force on the Homeless, 2012.

Resources

The City adopted a Homeless Master Plan in 2005 to address homeless issues in City of Vista and in the surrounding region by focusing resources on homeless prevention, intervention, and stabilization and on working closely with the various social service providers to address homeless issues. The City uses CDBG funds to assist in the operation of a cold-weather winter shelter and a year-round transitional shelter, as well as for property acquisition/capital projects for each. To address the on-going needs of homeless persons in Vista, the City has also removed development standards and location criteria which may be limiting factors to the development of residential care facilities and will continue to seek a site for a permanent regional shelter within the North County region.

Currently, the City’s Zoning Ordinance defines “emergency shelter” as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a

homeless person. The City accommodates emergency shelters within the C-2 zone with approval of a Special Use Permit (SUP). An SUP is not required if the emergency shelter beds within the City (as determined under Government Code section 65583(a)) fall short of the number of emergency shelter beds required by Government Code section 65583(a)(7). The City is also allowing the construction of one emergency shelter by Operation HOPE in the C-1 zone via an SUP.

8. Students

Vista is located in proximity to the California State University at San Marcos, Mira Costa Community College, and Palomar Community College. Approximately seven percent of Vista residents were enrolled in a college or graduate school between 2006 and 2010. Typically, students are on tight budgets and require short-term housing. They are often impacted by a lack of affordable housing, which can often lead to overcrowding within this special needs group.

Resources

Students are able to take advantage of the City's multi-family rental housing stock. Multi-family housing is permitted in the City's R-M zone with approval of a site development plan. Projects under the threshold of ten units are reviewed and approved by the Zoning Administrator. Projects at or above the ten-unit threshold require review and approval by the Planning Commission.

9. Military

The U.S. Marine Corps Camp Pendleton is located north of Vista, adjacent to the City of Oceanside. The presence of this military base generates a demand for housing for military personnel within the region. This demand has two components: active military personnel seeking housing near the base, and retired military personnel remaining near the base after their service. Most enlisted military individuals earn incomes at the lower range of the military pay scale and require affordable housing. The 2006-2010 ACS reported that 1,424 active duty military personnel lived in Vista, comprising two percent of City residents.

Resources

The housing needs of most military personnel based in Vista are met by the United States Marine Corps. However, some military families do seek housing in the City and given their low income and often transient nature, many prefer rental housing in the community.

E. Housing Stock Characteristics

A community’s housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Vista to identify how well the current housing stock meets the needs of current and future residents of the City.

1. Housing Growth

Consistent with an urbanized, largely built-out community, Vista has experienced only moderate housing growth since 1990. The City’s housing stock grew from 27,418 units in 1990 to 30,986 units in 2010, or a 13 percent increase over 20 years (Table 19). This modest rate of new housing growth over the past 20 years is reflective of the limited amount of vacant residential land remaining in the community. Overall, housing growth in North County San Diego has been moderate, but a few cities, including Carlsbad and San Marcos have experienced tremendous growth during this time.

Table 19: Housing Unit Growth (1990 and 2010)

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Carlsbad	27,235	33,798	44,673	24.1%	32.2%
Encinitas	22,123	23,843	25,740	7.8%	8.0%
Escondido	42,040	45,050	48,044	7.2%	6.6%
Oceanside	51,109	59,581	64,435	16.6%	8.1%
Poway	14,386	15,714	16,715	9.2%	6.4%
San Marcos	14,476	18,862	28,641	30.3%	51.8%
Vista	27,418	29,814	30,986	8.7%	3.9%
San Diego City	431,722	469,689	516,033	8.8%	9.9%
San Diego Region	946,240	1,040,149	1,164,786	9.9%	12.0%

Source: Bureau of the Census, 1990-2010.

2. Housing Type

Over one-half of Vista’s housing stock consists of single-family homes. Multi-family dwellings account for 36 percent of homes in Vista, while mobile homes comprise seven percent of all homes in the community. Since 1990, the proportion of single-family homes (detached and attached) has increased from 54 to 58 percent in 2010. Correspondingly, the proportion of

multi-family homes has decreased slightly during this time period. The number and proportion of mobile homes in the City has decreased.

There are 20 mobile home parks in Vista according to the State Department of Housing and Community Development.⁶ In 1990, as a means of protecting these lower income residents from escalating mobile home park space rents, the City instituted the “Don Olmstead” Mobile Home Park Accord under which space rents are subject to controls which generally limit to the percent change in the Consumer Price Index (CPI). In addition, the City has purchased, provided tenant relocation, and closed the 117-space Sycamore Creek Mobile Home Park and assisted in the tenant purchase of the 104-space Corona del Vista and 144-space Vista Cascade Parks. The City has also aided the non-profit organization Caritas Corporation to purchase Estrella de Oro and Vista Manor Parks which have income and rent restrictions. Rancho Vista Mobile Estates (144-spaces) and Sierra Vista Mobile Park (99-spaces) have also been purchased by park tenants, providing greater control over space rents.

Table 20: Housing Unit Type

Housing Unit Type	1990		2000		2010		Percent Change	
	Units	Percent	Units	Percent	Units	Percent	1990-2000	2000-2010
Single-Family Homes	14,772	53.9%	16,717	55.8%	17,605	58.2%	13.2%	5.3%
Detached	13,023	47.5%	14,680	49.0%	15,240	50.4%	12.7%	3.8%
Attached	1,749	6.4%	2,037	6.8%	2,365	7.8%	16.5%	16.1%
Multi-Family Homes	10,244	37.4%	11,082	37.0%	10,824	35.8%	8.2%	-2.3%
2-4 units	1,857	6.8%	2,149	7.2%	2,272	7.5%	15.7%	5.7%
5+ units	8,387	30.6%	8,933	29.8%	8,552	28.3%	6.5%	-4.3%
Mobile Homes/Other	2,402	8.8%	2,138	7.1%	1,817	6.0%	-11.0%	-15.0%
Total	27,418	100%	29,937	100.0%	30,246	100.0%	9.2%	1.0%

Sources:

1. Bureau of the Census, 1990 and 2000.
2. American Community Survey, 2006-2010.

3. Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community’s housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

⁶ State Department of Housing and Community Development Mobilehome and RV Parking Listing. Accessed October 7, 2012.

In 2000, owner-households comprised approximately 54 percent of all households while 46 percent of households rented their homes. By 2010, among the City’s occupied housing units, approximately 52 percent were owner-occupied, while 48 percent were renter-occupied (Table 21).

Table 21: Tenure of Occupied Units (2000-2010)

Tenure	2000		2010	
	Number	Percent	Number	Percent
Owner-Occupied	15,653	54.2%	15,194	51.8%
Renter-Occupied	13,224	45.8%	14,123	48.2%
Total Occupied	28,877	100.0%	29,317	100.0%

Source: Bureau of the Census, 2000 and 2010.

As shown in Table 22, renter-occupied households had a slightly higher average household size than owner-occupied households in 2010. The average renter-household size in 2010 was 3.32 persons compared to 2.95 persons for the average owner-household.

Table 22: Household Size by Tenure

Tenure	Average Household Size	
	2000	2010
Owner-Occupied	2.89	2.95
Renter-Occupied	3.20	3.32
Total	3.03	3.13

Source: Bureau of the Census, 2000 and 2010.

Vacancy rates are an important housing indicator because they indicate the degree of choice available. Too high of a vacancy rate can make it difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. A vacancy rate that is too low can force prices up, making it more difficult for lower and moderate income households to find housing. Vacancy rates between two and three percent for single-family housing and between five and six percent for multi-family housing are usually considered optimal for a healthy housing market. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

During the 1990s when residential construction in Vista was more active, vacant rate was relatively high (at seven percent) due to units being put on the market for sale or for rent frequently. By 2010, the overall vacancy rate had declined to three percent, including vacant units for seasonal, recreational, or occasional use. Specifically, ownership housing had a

vacancy rate of two percent and rental housing had a vacancy rate of six percent. These vacancy rates reflect a stable housing market in Vista.

Additional vacancy information was obtained in fall 2011 from the San Diego County Apartment Association (SDCAA) and is shown in Table 23. The rental vacancy rate in Vista was somewhat higher when compared to rates in neighboring communities and the County as a whole. Unlike neighboring cities, rental vacancy rates in Vista were approximately the same for newer and older structures. This suggests relative parity in pricing and amenities across multi-family developments in the City.

Table 23: Vacancy Rates by Community and Property Age (2011)

Jurisdiction	Combined Property Ages			Over 25 Years			25 Years or Less		
	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant
Carlsbad	3.8%	815	31	1.2%	172	2	5.8%	709	0
Encinitas	2.3%	171	4	1.4%	142	2	14.2%	29	2
Escondido	4.3%	258	11	3.7%	82	3	4.5%	176	8
Oceanside	3.4%	505	17	1.7%	235	4	4.8%	270	13
Poway	3.3%	182	6	3.5%	113	4	2.9%	69	2
San Marcos	2.1%	515	11	6.7%	89	6	1.2%	426	5
Vista	5.7%	1,187	68	5.3%	357	19	5.9%	830	49
San Diego City	3.8%	8,545	328	4.0%	3,929	156	6.8%	4,616	172
North San Diego Co.	4.3%	4,120	176	3.8%	1,670	64	10.5%	2,450	112
San Diego County	4.3%	19,915	860	--	--	--	--	--	--

Source: San Diego County Apartment Association Survey, Fall 2011.

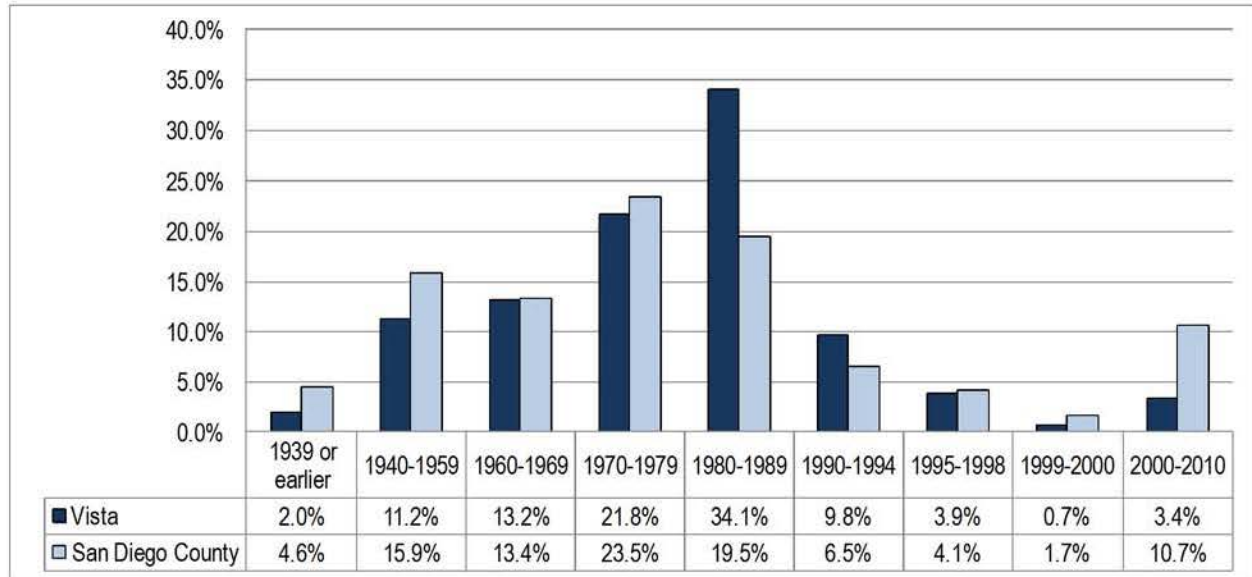
4. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. 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 new plumbing, roof repairs, foundation work and other repairs.

As of 2010, approximately 48 percent of all housing units in Vista were built prior to 1980, potentially requiring minor repairs and modernization improvements. Reflecting the housing

boom that occurred during the 1980s, one-third (34 percent) of the City’s housing stock was constructed between 1980 and 1989.

Figure 3: Housing Stock Age (2006-2010)



Source: Bureau of the Census, 2000 and 2010.

Although the Census does not include statistics on housing condition based upon observations, it includes statistics that correlate closely with substandard housing conditions. Three factors most commonly used to determine housing conditions are age of housing, overcrowding, and lack of plumbing/kitchen facilities. The age of housing and overcrowding conditions are discussed in earlier sections. Table 24 below summarizes the availability of plumbing and kitchen facilities. In the past, lack of telephone service was also an indicator of housing conditions. Today, however, with the ubiquitous cell and internet phone services, many households have chosen not to install land line telephone services.

Table 24: Substandard Units (2010)

Condition	Number	Percentage
Lacking complete plumbing facilities	84	0.3%
Lacking complete kitchen facilities	150	0.5%
No telephone service	826	2.9%
Total occupied substandard units	1,060	3.7%
Total occupied units:		28,364

Source: Bureau of the Census, American Community Survey (ACS), 2006-2010.

The Redevelopment and Housing Department considers housing units in compliance with local building codes to be standard units. Any housing unit that does not meet these requirements is

considered substandard. Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. Common housing code violations in Vista include problems with electrical wiring, plumbing, windows, roofs and exterior, and heating and air conditioning systems. Most of Vista’s substandard units are suitable for rehabilitation. According to the City’s Redevelopment and Housing Division, an estimated 500 to 600 units in the City require substantial rehabilitation. During the last ten years, the City focused much of its effort on rehabilitation activities and cleaned up a significant number of dilapidated units. No units are anticipated to require demolition.

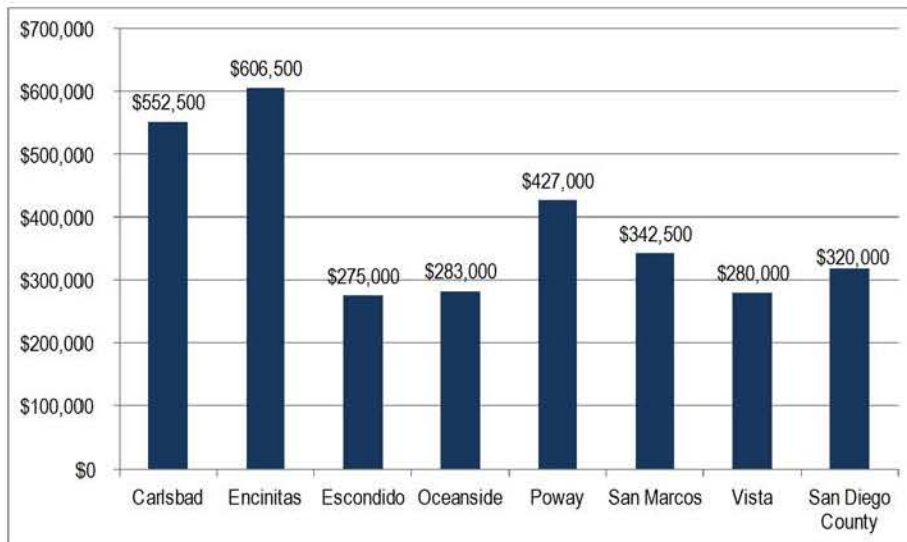
5. Housing Costs and Affordability

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. This section summarizes the cost and affordability of the housing stock to Vista residents.

Ownership Market

With the current depressed housing market, the City’s median home price in 2011 was \$280,000, lower than the countywide median of \$320,000 (Figure 4). When compared to other North County jurisdictions, Vista’s median home price was on the lower end of the spectrum.

Figure 4: Median Home Sales Prices (2011)



Source: DQNews, 2012.

Median home sale prices in Vista decreased slightly by about five percent between 2010 and 2011. Other northern San Diego cities and the County overall also saw small decreases in their median home prices during this time period.

Table 25: Changes in Median Home Sale Prices (2010-2011)

Jurisdiction	2010	2011		Percent Change in Median Sale Price
	Price	Number Sold	Price	
Carlsbad	\$580,000	1,662	\$552,500	-4.74%
Encinitas	\$630,000	575	\$606,500	-3.73%
Escondido	\$288,000	1,885	\$275,000	-4.51%
Oceanside	\$297,000	2,276	\$283,000	-4.71%
Poway	\$451,250	553	\$427,000	-5.37%
San Marcos	\$347,000	1,282	\$342,500	-1.30%
Vista	\$295,000	1,007	\$280,000	-5.08%
San Diego County	\$331,500	35,865	\$320,000	-3.47%

Source: www.DQNews.com, 2011.

Rental Market

The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (SDCAA). SDCAA conducts surveys of rental properties. For the fall 2011 survey, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Responses were received from 19,915 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling.

Table 26 shows that in the fall of 2011, average monthly rents in Vista ranged from \$875 for a studio apartment to \$1,249 for a two-bedroom apartment. Rents for studio and one-bedroom units in Vista are on par with those of surrounding jurisdictions, while rents for larger units with two or more bedrooms were lower when compared to neighbors and the region as a whole.

Table 26: Average Monthly Rent (2011)

Jurisdiction	Unit Type	Fall 2011 Units/ Properties Surveyed	Fall 2011 Monthly Rent	Fall 2011 Rent/Sq. Foot	Spring 2011 Monthly Rent	Fall 2010 Monthly Rent
Carlsbad	Studio	48/6	\$971	\$2.21	\$928	\$932
	1 BR	214/10	\$1,056	\$1.82	\$1,007	\$1,207
	2 BR	537/13	\$1,728	\$1.73	\$1,572	\$1,694
	3+ BR	16/5	\$1,563	\$1.12	\$1,981	\$2,005
Encinitas	Studio	2/1	\$564	\$1.08	\$800	\$759
	1 BR	48/3	\$1,296	\$1.78	\$1,050	\$1,215
	2 BR	108/7	\$1,464	\$1.57	\$1,271	\$1,522
	3+ BR	13/5	\$2,367	\$1.70	\$1,907	\$1,890
Escondido	Studio	0/0	--	--	--	--
	1 BR	61/8	\$920	\$1.37	\$1,035	\$998
	2 BR	189/19	\$1,267	\$1.31	\$1,001	\$1,147
	3+ BR	8/7	\$1,556	\$1.16	\$1,508	\$1,530
Oceanside	Studio	2/2	\$863	\$1.59	\$835	\$849
	1 BR	331/14	\$1,047	\$1.53	\$1,045	\$1,079
	2 BR	147/13	\$1,489	\$1.42	\$1,278	\$1,287
	3+ BR	25/14	\$1,892	\$1.38	\$1,670	\$1,623
Poway	Studio	3/2	\$708	\$1.32	--	--
	1 BR	61/4	\$966	\$1.56	\$977	\$980
	2 BR	111/5	\$1,191	\$1.38	\$1,307	\$1,288
	3+ BR	7/2	\$1,406	\$1.17	\$1,542	\$1,669
San Marcos	Studio	5/1	\$1,010	\$1.68	\$1,015	\$1,013
	1 BR	192/3	\$904	\$1.44	\$892	\$898
	2 BR	314/4	\$1,114	\$1.22	\$1,078	\$1,095
	3+ BR	4/4	\$2,114	\$1.32	\$1,797	\$1,708
Vista	Studio	94/2	\$875	\$1.89	\$876	\$870
	1 BR	309/7	\$1,098	\$1.56	\$1,041	\$1,008
	2 BR	621/16	\$1,249	\$1.39	\$1,227	\$1,203
	3+ BR	163/7	\$1,522	\$1.30	\$1,461	\$1,447
City of San Diego	Studio	489/50	\$923	\$2.11	--	--
	1 BR	3,170/190	\$1,211	\$1.85	--	--
	2 BR	4,317/283	\$1,575	\$1.66	--	--
	3+ BR	569/146	\$1,877	\$1.50	--	--
County of San Diego (incl. City of San Diego)	Studio	747/86	\$899	\$2.02	--	--
	1 BR	7,247/342	\$1,090	\$1.66	--	--
	2 BR	10,654/533	\$1,418	\$1.54	--	--
	3+ BR	1,267/268	\$1,730	\$1.40	--	--

Source: San Diego County Apartment Association Survey, Fall 2011.

Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate 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. Households in the lower end of each category can afford less by comparison than those at the upper end.

Table 27 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (Table 25) and market rental rates (Table 26) to determine what types of housing opportunities a household can afford.

Table 27: Affordable Housing Costs (2012)

Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Own	Taxes/ Insurance	Sale	Rent
<i>Extremely Low Income (30% of AMI)</i>								
1-Person	\$16,900	\$423	\$423	\$40	\$121	\$85	\$42,465	\$383
2-Person	\$19,300	\$483	\$483	\$52	\$155	\$97	\$45,205	\$431
3-Person	\$21,700	\$543	\$543	\$64	\$190	\$109	\$47,749	\$479
4-Person	\$24,100	\$603	\$603	\$76	\$225	\$121	\$50,293	\$527
5-Person	\$26,050	\$651	\$651	\$94	\$277	\$130	\$47,749	\$557
<i>Very Low Income (50% of AMI)</i>								
1-Person	\$28,150	\$704	\$704	\$40	\$121	\$141	\$86,495	\$664
2-Person	\$32,150	\$804	\$804	\$52	\$155	\$161	\$95,497	\$752
3-Person	\$36,150	\$904	\$904	\$64	\$190	\$181	\$104,303	\$840
4-Person	\$40,150	\$1,004	\$1,004	\$76	\$225	\$201	\$113,109	\$928
5-Person	\$43,400	\$1,085	\$1,085	\$94	\$277	\$217	\$115,653	\$991
<i>Low Income (80% of AMI)</i>								
1-Person	\$45,000	\$1,125	\$1,125	\$40	\$121	\$225	\$152,443	\$1,085
2-Person	\$51,400	\$1,285	\$1,285	\$52	\$155	\$257	\$170,838	\$1,233
3-Person	\$57,850	\$1,446	\$1,446	\$64	\$190	\$289	\$189,233	\$1,382
4-Person	\$64,250	\$1,606	\$1,606	\$76	\$225	\$321	\$207,432	\$1,530
5-Person	\$69,400	\$1,735	\$1,735	\$94	\$277	\$347	\$217,413	\$1,641
<i>Moderate Income (120% of AMI)</i>								
1-Person	\$63,750	\$1,594	\$1,859	\$40	\$121	\$372	\$267,412	\$1,554
2-Person	\$72,900	\$1,823	\$2,126	\$52	\$155	\$425	\$302,538	\$1,771
3-Person	\$82,000	\$2,050	\$2,392	\$64	\$190	\$478	\$337,241	\$1,986
4-Person	\$91,100	\$2,278	\$2,657	\$76	\$225	\$531	\$371,943	\$2,202
5-Person	\$98,400	\$2,460	\$2,870	\$94	\$277	\$574	\$395,100	\$2,366

Source: California Department of Housing and Community Development, 2012 Income limits; and Veronica Tam and Associates

Assumptions: 2012 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 5.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance, 2012.

Extremely Low income Households

Extremely low income households earn 30 percent or less of the County area median income – up to \$16,900 for a one-person household and up to \$26,050 for a five-person household in 2012. Extremely low income households cannot afford market-rate rental or ownership housing in Vista without assuming a cost burden.

Very Low income Households

Very low income households earn between 31 percent and 50 percent of the County area median income – up to \$28,150 for a one-person household and up to \$43,400 for a five-person household in 2012. A very low income household can generally afford homes offered at prices between \$86,495 and \$115,653, adjusting for household size. After deductions for utilities, a very low income household at the maximum income limit can afford to pay approximately \$664 to \$991 in monthly rent, depending on household size. Given the cost of housing in Vista, very low income households could not afford to purchase a home or rent an adequately sized unit in the City.

Low income Households

Low income households earn between 51 percent and 80 percent of the County’s area median income - up to \$45,000 for a one-person household and up to \$69,400 for a five-person household in 2012. The affordable home price for a low income household at the maximum income limit ranges from \$152,443 to \$217,413. Based on the asking prices of homes for sale in 2012 (Table 25), ownership housing would not be affordable to low income households. After deductions for utilities, a one-person low income household could afford to pay up to \$1,085 in rent per month and a five-person low income household could afford to pay as much as \$1,641. As of the fall of 2011, low income households in Vista should have been able to find adequately sized affordable apartment units in the City (Table 26).

Moderate income Households

Moderate income households earn between 81 percent and 120 percent of the County’s Area Median Income – up to \$98,400 depending on household size in 2012. The maximum affordable home price for a moderate income household is \$267,412 for a one-person household and \$395,100 for a five-person family. Moderate income households in Vista could afford to purchase the median priced home in the City; however, finding an affordable adequately sized home could present a challenge for households earning incomes at the lower end of the moderate category. The maximum affordable rent payment for moderate income households is

between \$1,554 and \$2,366 per month. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

F. Affordable Housing

The City of Vista is committed to facilitating and preserving affordable housing opportunities for its residents. State law requires the analysis of government-subsidized housing that may change from low income housing to market-rate housing during the next ten years. This section summarizes tenant-based rental housing in the City as well as affordable housing at-risk of converting to market rates and the cost to preserve or replace the at-risk units.

1. Tenant-Based Rental Housing Assistance

The City contracts with the San Diego County Housing Authority to administer the Housing Choice Voucher Program on behalf of the City. As of August 2011, a total of 483 households in Vista received Housing Choice vouchers and an additional 1,589 households were on the waiting list for assistance. Table 28 summarizes the household characteristics of the City’s Housing Choice voucher holders. Approximately 73 percent of voucher holders were small families, nine percent were large families and 18 percent were elderly-headed households.

Table 28: Rental Assistance (2011)

Household Type	Housing Choice Vouchers	Wait List
Elderly	86	Not Available
Small Family	352	
Large Family	45	
Total	483	1,589

Source: County of San Diego Department of Housing and Community Development, 2011.

2. Publicly Assisted Rental Housing

The City of Vista has a range of publicly assisted rental housing affordable to lower and moderate income households. Table 29 provides a summary listing of affordable projects in the City. Overall, 12 projects provide a total 238 affordable rental housing units in the City.

Table 29: Inventory of Assisted Rental Housing

Project Name	Total Units	Assisted Units	Restricting Program	Earliest Date of Conversion	Risk
Projects at Risk Prior to December 31, 2022					
Downtown Vista	6	6	Section 202/Section 8	8/31/2016	Low
Mitchell House	6	6	Section 811/Section 8	11/30/2012	Low
Vista House	6	6	Section 811/Section 8	11/30/2012	Low
Grace House	6	6	Section 811/Section 8	12/31/2012	Low
Oriente House	6	6	Section 811/Section 8	4/30/2013	Low
Montgomery House	6	6	Section 202/Section 8	6/30/2012	Low
Project Roher	12	12	Section 202	12/31/2014	Low
Rancho de Cortez	26	25	Section 207/223	10/30/2012	High
Total		73			
Projects at Risk on or After December 31, 2022					
Hidden Valley (Senior Housing)	49	49	Mortgage Revenue bonds and set-aside funds	8/1/2025	
Shadowridge II/ Rancho Hills	148	28	Mortgage Revenue Bonds	5/1/2032	
Cedar Road	10	10	CDBG/Set-aside funds	6/30/2048	
Nettleton Road (Phase II of Cedar Road)	28	28	Set Aside Funds/Tax Credit	6/30/2048	
Los Robles de Cortez	76	75	LIHPRHA	Not eligible to convert	
Total		190			

Sources: City of Vista; HUD Expiring Section 8 Database, 2012.

Preservation of At-Risk Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family 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. Thus, this at-risk housing analysis covers the period from January 1, 2013 through December 31, 2022. Consistent with State law, this section identifies publicly assisted housing units in Vista, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units

Within the 2013-2022 “at-risk” housing analysis period, seven of the City’s affordable housing projects are considered at low risk of being converted to market rate because the owners have continued to renew their HUD contracts. While the HUD renewal process is periodic, the approval is fairly automatic. Specifically, all seven “at-risk” projects are owned by nonprofit housing organizations and are intended for seniors and disabled residents. Housing for these target groups receive priority for funding from HUD. In addition, one project – Rancho de

Cortez – is owned by a for-profit organization. This project is at higher risk of conversion depending on the market conditions. Given the current market conditions, Section 8 payment levels are comparable, if not higher than market rents. Therefore there is little incentive to opt out of the Section 8 program. Once the market improves, a profit-motivated organization may choose to opt out of the program. Overall, 73 of the City’s affordable housing units could convert to market-rate at some point in the planning period.

Preservation Options

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to non-profit ownership; and 2) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City’s at-risk projects could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Vista to manage without large amounts of subsidy from federal and/or State resources. These options are described below.

Transfer of Ownership

Typically, transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low income restrictions can be secured and the project would become potentially eligible for a greater range of governmental assistance. However, seven at-risk projects are already owned by nonprofit housing providers and therefore this option is not appropriate or effective.

This option is applicable to Rancho de Cortez, which is for-profit owned. Based on Fair Market Rent for one-bedroom units in San Diego region, general assumptions on operating costs for a building in good condition, the estimated value for a 26-unit project is approximately \$3.3 million.⁷ However, this is a general estimate only, the actual value of the project must be determined based on market, building, and other specific conditions.

Rental Assistance

The eight projects are technically at risk in the event that HUD Section 8 rent subsidies are no longer available, in which case, tenant-based rent subsidies could be used to preserve the

⁷ This estimate is based on an average unit size of 750 square feet, Fair Market Rent of \$1,126 for a one-unit apartment in San Diego region, \$4.50 per square foot of annual maintenance and operating costs, and a building in good condition.

affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower income household. Table 30 estimates the rent subsidies required to preserve the affordability of the 73 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$323,736 in rent subsidies would be required annually.

Table 30: Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent	Household Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Monthly Subsidy
<i>Very Low Income (50% AMI)</i>							
Studio	6	\$984	1	\$28,150	\$664	\$320	\$1,920
1-BR	67	\$1,126	2	\$32,150	\$752	\$374	\$25,058
Total	73	---	---	---	---	---	\$26,978

Notes:

1. Fair Market Rents (FMR) FY 2012 are determined by HUD.
2. San Diego County 2012 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).
3. Affordable cost = 30% of household income minus utility allowance.

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide a financial assistance package to the owner to maintain the project as affordable housing. Assistance could include bonds, writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction.

Assuming an average development cost of \$85,744 per unit for multi-family rental housing, replacement of the 73 at-risk units would require approximately \$6,259,324, excluding land

costs. When land costs and developer profits are included, the construction costs of new units can easily double.

Table 31: Estimated New Construction Costs

Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
Studio	6	450	3,240	\$393,943.50
1-BR	67	600	48,240	\$5,865,381.00
Total	73		51,480	\$6,259,324.50
Average Per Unit Cost:				\$85,744.17

Notes:

1. (C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas)
2. (D) = (C) x \$97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs)

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. However, because different projects have different circumstances and therefore different options available, the direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most costly option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

Transferring ownership is only applicable to one at-risk project. The cost of constructing 73 housing units to replace the currently at-risk units is high, with an estimated total cost of approximately \$6.2 million, excluding land costs. This cost estimate is higher than the option of providing rent subsidies similar to Housing Choice Vouchers (\$323,736 annually).

Resources for Preservation

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the "Housing Resources" section.

Chapter 3

Housing Constraints

Constraints to the provision of adequate and affordable housing are posed by market, governmental, infrastructure, and environmental factors, among others. These constraints may increase the cost of housing, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower and moderate incomes and special needs.

A. Market Constraints

1. Economic Factors

The effects of market forces on the construction industry may act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction. For instance, in the early 1990s a number of factors cumulatively dampened the real estate market and slowed housing construction in Southern California despite the fact that interest rates were at relatively low levels. Yet, by the mid-1990s the housing market began to turn around, and between 2000 and 2006, housing prices skyrocketed, rendering the region as one of the most expensive metropolitan areas in the nation. According to the California Association of Realtors (CAR), only nine percent of the households in San Diego County could afford a median-priced home in September 2005. In 2008, the bubble burst and housing prices have moderated significantly. The median home price in San Diego County dropped more than \$200,000 (approximately 36 percent) and sales dropped 50 percent between 2005 and 2010.⁸ The cyclical nature of the real estate market has a significant impact on the supply and demand for housing, which in turn affects the timing and cost of construction.

2. Construction Cost

Factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, size, and structural configuration can increase the cost of housing. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type V 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 the January-February 2009 edition of the Building Safety

⁸ Freeman, Mike (December 29, 2010). “Housing Prices Fall Again, Index Says.” San Diego Union Tribune. Retrieved from subscription archives on December 20, 2011.

Journal, the ICC estimated that the average per square-foot cost for good-quality housing in the San Diego region was approximately \$122 for multi-family housing and \$118 for one-family homes.⁹

Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production.

3. Land Cost

High land costs represent the overriding factor affecting the feasibility of residential development in the City. The prices of land vary depending on location, zoning (allowable density), and availability of improvements. In general, entitled one-family subdivisions with infrastructure extension plans generally command higher prices than raw land. Based on a review of undeveloped properties listed for sale in December 2011, asking prices for vacant one-family lots ranged from \$90,000 to \$336,000 per acre. Vacant land zoned for multi-family use is scarce and typically more expensive per acre than vacant land zoned for one-family residential. As the City becomes increasingly built-out and future development becomes more reliant upon the acquisition of underutilized parcels and demolition of existing structures, the cost of a finished residential site will further increase.

4. Availability of Mortgage and Rehabilitation 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 and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a City's residents. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinance loans in Vista.

In 2010, a total of 1,000 households applied for conventional mortgage loans in Vista. As shown in Table 32, 68 percent of the conventional mortgage applications were approved, 16 percent were denied, and 16 percent were withdrawn or closed for incompleteness. A total of 854 households applied to use government-backed loans to purchase homes in Vista.¹⁰ The approval rate of these loans (74 percent) was higher than the approval rate of conventional

⁹ City of Vista Fee Schedule, August 15, 2011.

¹⁰ Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

loans (68 percent). Households are utilizing both conventional and government-backed financing equally to purchase homes in Vista.

Another 105 Vista households applied for home improvement loans in 2010. About 54 percent of these applications were approved and 29 percent were denied. In general, home improvement financing is less accessible during market downturns. High debt-to-income ratios coupled with lower property appraisals can make it more difficult to qualify for additional financing. Applications to refinance existing mortgages were most common with a total of 3,775 applications. The approval rate for refinance loans (67 percent) was similar to the approval rate for conventional home purchase loans (68 percent).

Approximately 44 percent of loan applicants had incomes that exceeded 120 percent of the Area Median Income (AMI). Of these Upper Income applicants, 71 percent were approved and 15 percent were denied. The approval/denial rate was almost identical for Moderate Income applicants. Lower income households, particularly very low income households had the lowest loan approval rates and highest denial rates. Only 50 percent of Very Low income and 65 percent of Low Income applicants were approved.

Table 32: Disposition of Loan Applications

Applications	Total	Approved	Denied	Other
<i>By Loan Type</i>				
Conventional	1,000	68%	16%	16%
Government Backed	854	74%	13%	13%
Home Improvement	105	54%	29%	17%
Refinancing	3,775	67%	18%	15%
<i>By Income</i>				
Very Low (<50% AMI)	379	50%	34%	16%
Low Income (51-80% AMI)	910	65%	19%	16%
Moderate Income (81-120% AMI)	1,441	71%	13%	16%
Above Moderate (>120% AMI)	2,549	71%	15%	14%
Not Available	455	65%	18%	17%
Total	5,734	68%	17%	15%

Notes:

1. "Approved" includes loans approved by the lenders whether or not they are accepted by the applicants.
2. "Other" includes loan applications that were either withdrawn or closed for incomplete information.

Source: LendingPatterns™, HMDA data, 2010.

Given the high rates of approval, refinancing and home purchase loans are generally available and not considered to be a significant constraint in Vista. However, the relatively low approval rate and high denial rate for home improvement loans suggest that limited access to home

improvement of financing may be a constraint to the maintenance of the City's housing stock over time.

B. Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in Vista. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as a constraint to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

1. Land Use Controls

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. In general, the City's zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups while protecting the health and safety of residents and preserving the character of existing neighborhoods.

Overview of General Plan and Zoning Categories and Densities

Vista's land use controls are designed to maintain the predominantly low-profile residential nature of the community. The Vista General Plan Land Use and Community Identity Element designates 6,884 acres (67.5 percent) of the City's total land inventory for residential or mixed uses. Approximately two-thirds of this acreage is dedicated to one-family residential. Higher density residential uses are located in and around the inner core or downtown area, with lower density residential uses located further out. Residential densities in Vista cover a wide spectrum, including the following General Plan land use categories (maximum allowable density in parentheses):

- Open Space Residential (0.4 unit/acre)
- Rural Residential (1 unit/acre)
- Low Density (2 units/acre)
- Medium Low Density (5 units/acre)
- Medium Density (10 units/acre)
- Medium High Density (15 units/acre)
- High Density (21 units/acre)
- Mixed Use (40 units/acre)

There is not a one-to-one correspondence between the City's General Plan residential land use designations and zoning districts. The Zoning Ordinance implements the seven residential land use designations and a mixed-use designation through seven zoning districts (Table 33).

Table 33: Relationship between General Plan and Zoning

General Plan Designation	Zoning District
Open Space Residential	A-1, O-R
Rural Residential	A-1
Low Density	E-1, R-1
Medium Low Density	R-1, R-1-B
Medium Density	R-1-B
Medium High Density	R-M
High Density	R-M
Mixed Use	M-U

Downtown Specific Plan

The City created the Downtown Vista Specific Plan (adoption on March 9, 2010) to facilitate revitalization of the downtown area. With the adoption of the Downtown Vista Specific Plan (DVSP), the General Plan designations for the Specific Plan area were changed from Commercial and High Density Residential to Mixed Use, and the Zoning districts were changed from C-1, C-2, and R-M to SPI (Specific Plan Implementation zone).

The intent of the DVSP is to “establish an active, vitalized and attractive mixed-use environment.” The Downtown Specific Plan area is located within the City’s former redevelopment project area and consists approximately 266 acres of land in the heart of the City. The DVSP provides four Planning Areas (PAs). Live/work housing, multi-family housing, senior housing, and mixed use developments are permitted in these planning areas.

Table 34: Downtown Specific Plan Land Use Plan

Planning Area	Development Density/Intensity	General Plan	Zoning
PA-1	Up to 40 du/ac 0.50 FAR	Mixed Use	SPI
PA-2	Up to 40 du/ac 0.50 FAR	Mixed Use	SPI
PA-3	Up to 40 du/ac 0.50 FAR	Mixed Use	SPI
PA-4	Up to 40 du/ac 0.50 FAR	Mixed Use	SPI

2. Residential Development Standards

Citywide Development Standards

Vista’s residential development standards are summarized in Table 35. The City’s minimum lot area and setback requirements are fairly standard among jurisdictions. The City’s Zoning Ordinance does not establish maximum coverage for the lowest and highest density zoning districts. Lot coverage for these districts is determined by application of landscaping, open space, setback, and parking requirements. Table 36 presents the City’s parking requirements. For affordable housing development meeting the State Density Bonus law, State parking standards will be used.

Table 35: Citywide Residential Development Standards

Zoning	Min. Lot Area	Setback			Max. Height	Max. Density (Net)	Open Space	Max. Lot Cover.
		Front	Side	Rear				
O-R	--	50 ft. from public right of way, lot boundary, or zone line			2-story & 35 ft.	1 du/2.5 acres	N/A	N/A
A-1	1 acre	60 ft. from street centerline	15 ft.	25 ft.	2-story & 35 ft.	1 du/acre	N/A	N/A
R-1	10,000 sf	50 ft. from street centerline	10 ft.	10 ft.	2-story & 35 ft.	4.4 du/acre	N/A	60%
E-1	0.5 acre	50 ft. from street centerline	10 ft.	20 ft.	2-story & 35 ft.	2 du/acre	N/A	N/A
R-1-B	6,000 sf	50 ft. from street centerline	5 ft.	10 ft.	2-story & 35 ft.	7.3 du/acre	N/A	60%
RM (<=15)	6,000 sf	20 ft.	15 ft.	15 ft.	2-story & 35 ft.	15 du/acre	125 sf/bd	N/A
RM (>15)	9,000 sf	20 ft.	15 ft.	15 ft.	2-story & 35 ft.	21 du/acre	125 sf/bd	

Notes:

1. In the R-1, R-1-B zones, any incremental increase above the minimum lot area is specified by numerals following the zoning designation of R-1, R-1-B.
2. In the RM Zone, maximum density is specified through a “density designator” expressed as a whole number. For example, RM (15) zoning on a parcel indicates that density is not to exceed 15 dwelling units per acre. The minimum lot area may be reduced for condominiums. A 20-foot side and rear yard setback applies when the RM zone abuts existing, developed one-family zones.

Source: City of Vista Zoning Ordinance, 2012.

Table 36: Citywide Parking Requirements

Housing Type	Requirements
One-Family Dwelling	2 garaged spaces, plus 2 guest spaces (can be located in the driveway)
Apartment Dwelling	Studio: 1 covered space; 1 open space; and 0.33 guest open space
	1-bedroom: 1 covered space; 1 open space; plus 0.33 guest open space
	2-bedroom: 1 covered space; 1 open space; plus 0.5 open space for each additional bedroom in excess of 2; plus 0.5 guest open space
Condominium	2 covered spaces, plus 2 guest spaces
Second Units	1 paved space
Emergency Shelters	1 space per three beds

Source: City of Vista Zoning Ordinance, 2012.

Flexibility in Development Standards

The City encourages housing variety by implementing flexible residential development standards. The maximum height limit may be increased to facilitate design variation, subject to the approval of a Special Use Permit (e.g., non-sleeping spaces incidental to the permitted use such as towers, gables, spires, sundecks, scenery lofts, etc.). Most development proposals submitted for City review come in at lower intensities than allowed under the General Plan and Zoning Ordinance. Virtually no developers in recent years have requested an increase in height limit. A market study prepared by KMA in 2006 during the peak of the housing market indicated that the ideal density for affordable housing in Vista is between 15 and 20 units per acre as garden style apartments. This density level and development prototype can be accommodated within the City’s two-story building height limit. With the current dampened housing market, affordable housing continues to be feasible at this density range given the lower land costs and lower cost of financing.

The Zoning Administrator is also empowered by the Municipal Code to administratively review and approve a Minor Use Permit to reduce setback, building height, and/or parking requirements by ten percent or less when such modifications will not impact adjacent properties.

The City also has a history of granting reduced parking requirements for affordable housing and housing for special needs groups. For example, the Planning Commission granted reduced parking requirements for a 33-unit transitional housing development in 2007. In addition, for projects qualifying for a density bonus, State parking standards will be used. The City’s requirements have not constrained development of housing for lower and moderate income households or for persons with special needs. And in order to further help facilitate development of affordable housing, the City will be looking into establishing new parking regulations for affordable housing projects so as to help reduce overall project costs and better

serve the needs of residents; this planning effort to revisit existing parking regulations will begin sometime during 2013.

Furthermore, the City’ Planned Residential Development (PRD) Overlay Zone offers greater flexibility in design of residential neighborhoods than is feasible under standard zoning regulations. The purpose of the PRD is to, among other things, encourage imaginative and innovative planning of residential developments as a unit offering a wide variety of dwelling unit types and site arrangements that are well integrated with open space and recreational areas. The PRD Overlay Zone allows for an overall averaging of densities on a given site consistent with the General Plan density of the property. There is no minimum area, width, or depth required for a lot and parking standards can be modified by the terms of the PRD permit. In addition, the City has adopted several specific plans that provide additional flexibility in development.

Downtown Vista Specific Plan Residential Development Standards

With the adoption of the Downtown Vista Specific Plan in March 2010, the City established different development standards in the Specific Plan area in order to facilitate a variety of housing and mixed use developments at high density. Height limits, parking requirements, and setback requirements are lower compared to citywide standards and are designed to facilitate the development of high-density residential and mixed use developments. Shared parking for mixed use developments is also encouraged in the Specific Plan area. The Specific Plan also allows for 100 percent lot coverage, further facilitating developments to occur at the maximum density permitted. Mixed use projects may be approved at greater density than 40 units per acre via the SUP process. Via the SUP process, the developer can also request an increase in the height limit. Specific Plan development standards for the four Planning Areas are summarized in Tables Table 37 and Table 38.

Table 37: Downtown Specific Plan Residential Development Standards

PA	Setback			Max. Height	Max. Density (Net)	Open Space	Max. Lot Cover.
	Front	Side	Rear				
PA-1	0 ft. min./ max.	Interior: 0 ft. min. Street: 0 ft. min.	15 ft.	4 stories or 35 ft.	40 du/ac	200 sf/du	100%
PA-2	15 ft.	Interior: 0 ft. min. Street: 15 ft.	15 ft.	4 stories	40 du/ac	200 sf/du	100%
PA-3	0 ft. max.	Interior: 0 ft. min. Street: 0 ft. min.	15 ft. min	4 stories	40 du/ac	200 sf/du	100%
PA-4	15 ft.	Interior: 0 ft. min. Street: 15 ft.	15 ft.	4 stories	40 du/ac	200 sf/du	100%

Note: Height limit can be increased via the Special Use Permit process.

Source: Downtown Vista Specific Plan, 2010.

Table 38: Downtown Vista Specific Plan Parking Requirements

Housing Type	Requirements
Studio or One-Bedroom	1 space per unit
Two- or Three-Bedroom	2 spaces per unit
Guest Parking	1 space per 3 units

Note: The Specific Plan provides further flexibility in parking requirements if the developer can prepare a parking study that demonstrates different parking requirements.

Source: Downtown Vista Specific Plan, 2010.

Inclusionary Housing

The City has a local inclusionary zoning ordinance that requires six percent of new multi-family residential units, apartments, or condominiums be reserved for lower income households at 80 percent Area Median Income (AMI). This inclusionary zoning requirement is triggered with submission of a site development plan or Tentative Subdivision Map for any property within an R-M or M-U zoning designations. The City may, at its option, require land dedication or assess an in-lieu fee as an alternative to requiring the provision of on-site affordable units. The City allows payment of an in-lieu fee as an option for partial units when the six-percent requirement results in a fractional unit.

In *Palmer/Sixth Street Properties, L.P. v City of Los Angeles* (2009), the court held that the City of Los Angeles' inclusionary housing ordinance was in conflict with the Costa-Hawkins Act (which allows the owner to establish the rents) and thus deemed unenforceable. In light of this court decision, the City of Vista has suspended the apartment (rental) housing component of the inclusionary housing policy.

In recent years, residential development has been limited due to the depressed housing market in the San Diego region. Given the low percentage requirement, the City's inclusionary housing policy has not placed a significant financial burden on new condominium development. As shown later in Section 4, Housing Resources, several residential developments have been constructed recently or were under construction as of October 2012. Inclusionary units were provided as required. Furthermore, density bonus and other incentives are available to offset the cost of inclusionary units, given the low percentage requirement. The City will continue to monitor the effectiveness and appropriateness of its inclusionary housing policy and make modifications as necessary.

3. Housing for Persons with Special Needs

Provisions for a 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 a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. While the above section on Land Use Controls along with the chapter on the City’s Residential Site Inventory addresses provisions for one-family and multi-family housing, this section specifically describes the City’s provisions for factory-built housing, mobile homes, second units, emergency shelters, and transitional housing. Table 39 summarizes the City’s zoning provisions for various types of housing.

Table 39: Citywide Provisions for Various Housing Types

	O-R	E-1	A-1	R-1	R-1-B	R-M	C-2
One-family Dwellings	P	P	P	P	P	P	---
Multi-family Dwellings	---	---	---	---	---	P	---
Manufactured Homes	P	P	P	P	P	P	---
Second Unit	P	P	P	P	---	---	---
Residential Care Home (6 or fewer persons)	P	P	P	P	P	P	---
Residential Care Home (more than 6 persons)*	---	P	P	P	P	P	---
Transitional Housing for Battered Women & Children (no more than 6 adults with unlimited dependent children)	P	P	P	P	P	P	---
Transitional Housing	P	P	P	P	P	P	---
Supportive Housing	---	---	---	---	---	P	---
Single Room Occupancy Units	---	---	---	---	---	---	P
Emergency Shelters	---	---	---	---	---	---	P/SUP

* Residential care homes for more than six persons are permitted uses subject to standards established in the Zoning Ordinance.

One-family

A “one-family dwelling” (also known as single-family) means a detached building or qualifying manufactured home, set on permanent foundation and provided such housing unit is architecturally compatible with other housing units in the surrounding neighborhood as well as used exclusively for occupancy by one family, including necessary domestic employees of such

family, and containing one dwelling unit. One-family residences are permitted in all residential zones in the City. The Zoning Administrator reviews projects with less than ten units. Projects with ten or more units are referred to the Planning Commission.

Multi-family

Multi-family housing is permitted in the City's R-M zone. Multi-family residential development requires a site development plan. Projects under the threshold of ten units are reviewed and approved by the Zoning Administrator. Projects at or above the ten-unit threshold require review and approval by the Planning Commission.

Manufactured Homes

Qualifying manufactured homes are permitted in all residential zones that allow one-family dwellings. According to the Zoning Ordinance, a "qualifying manufactured home" means a manufactured home certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.) which is placed on a foundation system, pursuant to Section 18551 of the California Health and Safety Code and which was manufactured within ten years of the date of the application for installation of the manufactured home. Such housing is subject to the same development standards and design review as stick-built housing as set forth by the zoning district regulations. The Zoning Administrator or designee reviews the factory-built units for compliance with development standards and compatibility in design with surrounding uses. Review is administrative and ministerial; no discretionary review is required.

Mobile Homes

The City has established a Mobile Home Park Overlay Zone as a means of establishing, maintaining and protecting mobile home rental parks in its jurisdiction. The overlay zone designation provides added protection for tenants from unmitigated displacement due to change in use, including approval of a phase-out plan as a condition of rezoning an existing mobile home park. The phase-out plan specifies the timing and manner in which existing mobile home units are to be removed/relocated, and sets forth mitigation to assist lower income tenants to be displaced as a result of park closure.

Second Units

Second units are permitted on a lot zoned for one-family use in the R-1, E-1, A-1, and O-R zones, provided an administrative approval by the City Planner is obtained. A second unit is permitted provided all of the following conditions are met:

- Only one existing one-family unit on the lot.
- No zoning code or building code violation exists on the lot.
- A regulatory agreement or covenant must be recorded enforcing the conditions of the administrative approval.
- The utility service for the second unit must be serviced through the existing one-family unit.
- The second unit is not intended for sale but may be rented.
- The second unit is either attached to the existing unit and located within the living area of the existing unit, or detached from the existing unit but located on the same lot.
- Construction of the second unit meets local building codes.
- A plot plan is submitted.
- The second unit is occupied by an eligible household during the first ten years. An eligible household is either:
 - A lower income household with income less than 80 percent of the AMI, with monthly rent not exceeding 30 percent of 80 percent of the AMI; or
 - A caregiver for the occupant of the existing unit.

The maximum size of an attached unit is 650 square feet. The maximum size for a detached unit is 800 square feet if the lot is less than one acre, but 1,000 square feet if the lot is one acre in area or larger. One additional paved parking space is required for the second unit. The Zoning Administrator is charged with the responsibility of reviewing second unit applications.

Agricultural Workers

According to the American Community Survey, 1,510 Vista residents were employed in the agriculture, forestry, fishing, and mining industry in 2010. Farm employee housing and farm labor camps are permitted by right in the City's Agricultural (A-1) zone, provided no such use is located closer than 50 feet to any side or rear boundary of the lot or parcel. Agricultural uses are also permitted in the City's in the E-1 and R-1 zones, with no corresponding provisions for farmworker housing in these zones. The City will amend its Zoning Ordinance to permit farm employee housing in the E-1 zone. The City will also remove agricultural uses from the list of permitted uses in the R-1 zone. Any existing agricultural uses in the R-1 zone will be grandfathered in.

Emergency Shelters

The City's Zoning Ordinance defines "emergency shelter" as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. The City amended its Zoning Ordinance in 2012 to permit emergency shelters within the C-2 zone by right. The City will permit emergency shelters within the C-2 zone until sufficient capacity exists within Vista to accommodate the City's unsheltered homeless population. Once Vista's emergency shelter capacity is sufficient to meet its homeless needs, emergency shelters will be accommodated in the C-2 zone with the approval of a Special Use Permit (SUP). The City has recently approved the construction of one emergency shelter by Operation HOPE in the C-1 zone via an SUP.

Regardless of whether a special use permit is required, an emergency shelter must comply with the following requirements:

1. The maximum number of homeless persons that may be served by the emergency shelter shall be 50.
2. Off-street parking shall be provided as follows: 1 per 3 beds.
3. Interior waiting and intake area shall be located near the main entry area and sized to accommodate and seat at least 20 persons while they wait for assistance, or one-half of the number of beds provided, if less.
4. Professional and on-site management, with experience managing emergency shelters, shall be provided at all times.
5. The emergency shelter shall be no closer than 300 feet from any other existing or approved emergency shelter.
6. The lighting for the emergency shelter shall satisfy the minimum standards that would be required of a multi-family residential project, such as illumination of exit paths that lead to a public right-of-way.
7. When in operation, the emergency shelter shall provide security in accordance with an on-site management plan created and adopted by the agency operating the shelter.

The Zoning Administrator must respond to the application within 30 days of receiving a complete application. The Zoning Administrator's review is ministerial if a SUP is not required.

The C-2 zone includes properties located along W. Vista Way and S. Santa Fe Avenue. These are major transportation corridors in the City, providing easy access to public transportation and services. Many service agencies are located along or within walking distance to these corridors. Overall, the C-2 zone encompasses approximately 200 acres of land. These areas have significant potential for revitalization/redevelopment of existing underutilized properties. Specifically, most parcels within the C-2 zone are between one to two acres in size. Many are currently developed with low intensity and marginal operations (such as outdoor storage).

Ample opportunities exist in the C-2 zone to facilitate the development of an emergency shelter. In addition to new construction opportunities, existing structures can be expanded or renovated to accommodate emergency shelters. Many C-2 properties have vacated businesses due to the recession. Therefore, the C-2 zone includes adequate capacity to accommodate the City's unsheltered homeless population of 88 persons.¹¹

Transitional Housing

The Zoning Ordinance defines transitional housing as buildings that are configured as rental housing developments to be occupied by persons who were recently homeless where: (1) the household occupying the rental unit may remain in the unit for at least six months; and (2) thereafter, the household must vacate the unit by a fixed date to permit the unit to be used by a different household. The City permits transitional housing in the RM zone and proposed projects are subject to the same development standards as apartments. Transitional housing developed as single-family homes are subject to the same standards that apply to that zone.

Supportive Housing

Per the Zoning Ordinance, "supportive housing" means housing, as more particularly set forth in Government Code section 50764.14(b), that is occupied by low income individuals who will receive, as part of their residency, supportive services designed to assist the individual in retaining housing, improving health, or enhancing other life functions. The City permits supportive housing in the RM zone and proposed projects are subject to the same development standards as apartments. The City will amend the Zoning Ordinance to specifically state that supportive housing meeting the definition outlined in Health and Safety Code section 50675.14(b) is allowed wherever residential use is permitted, subject to the same standards that apply to that zone.

Single Room Occupancy (SRO) Hotels

The Vista Zoning Ordinance defines SRO hotels as a structure which contains six or more rooms that can serve single tenants, such as low income persons, students, and elderly individuals. An SRO hotel does not include any institution in which persons are housed or detained under legal restraint or hospitalized or otherwise under medical, nursing or psychiatric care, or fraternity or sorority houses. SRO hotels are permitted in the C-2 zone.

¹¹ San Diego Regional Task Force on the Homeless, 2012.

Downtown Vista Specific Plan

A density of 40 units per acre has been established for residential and mixed use developments within the Downtown Specific Plan. Allowable uses include work/live units, multi-family, senior housing, and mixed use development.

Housing for Persons with Disabilities

Residential Care Homes

The Vista Zoning Ordinance incorporates by reference the California Health and Safety Code definition of definition of “Residential Care Home” for land use purposes; however, it excludes hospitals, clinics or similar institutions devoted to the diagnosis and treatment of disease or injury, maternal (obstetrics) cases or mental illness. Many of these facilities serve persons with disabilities.

The City does not regulate residential care homes for six or fewer persons; such homes are permitted in all residential zones as regular residential uses. Residential care homes for more than six persons are permitted in the A-1, E-1, R-1, R-1-B, and R-M zones subject to the following requirements specified in the Zoning Ordinance:

- Locational criteria (e.g. access to transportation, community services, and medical services; location in relation to heavy industrial or commercial activities that may be detrimental to the residents; outdoor noise levels; and minimum 300-foot distance between two residential homes);
- Open space;
- Minimum floor area for sleeping rooms;
- Fire safety standards;
- Landscaping, design, and screening; and
- Signage.

The requirements are established in order to provide clear guidance for the development of such facilities. No other special development or parking standards are established. The City regulates parking and other development standards based on land use/type of construction. The 300-foot minimum distance requirement ensures no concentration of residential home facilities. This requirement complies with State law and is therefore not considered an impediment.

According to the State Department of Social Services, a total of 91 residential care homes were located in the City of Vista as of December 2011. These include:

- 29 adult residential facilities (169 beds)

- 11 group homes (66 beds)
- 1 residential care facility for the chronically ill (12 beds)
- 48 residential care facilities for the elderly (780 beds)
- 2 small family homes (8 beds)

Most of these are small facilities for six or fewer persons. However, a few large facilities for the elderly are also located in the City.

To reduce impediments to fair housing choice and expand housing opportunities for persons with disabilities, the City recently amended its Zoning Ordinance to address the provision of emergency shelters, transitional housing, supportive housing, and single-room occupancy housing. Transitional and supportive housing is subject to the same development standards as multi-family housing and the City accommodates SRO facilities emergency shelters within the C-2 zone. To encourage and facilitate housing for persons with disabilities, as appropriate, reduced parking may be granted. For example, the City reduced parking requirements to facilitate a North County Solutions for Change transitional housing development completed in 2007.

Definition of Family

The City of Vista Zoning Ordinance defines “family” as “a reasonable number of persons who constitute a bona fide single housekeeping unit. Residents and operators of a residential care facility serving six or fewer persons shall be considered a family for purposes of any zoning regulation relating to residential use of such facility.” This definition suggests a family should have a “reasonable” number of members, potentially impeding fair housing choice for large households. On March 27, 2012, the Zoning Ordinance was amended and it no longer contains a definition of family.

Reasonable Accommodation Procedures

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments.

Reasonable accommodation procedures are codified in the City’s Zoning Ordinance. As stated in the Zoning Ordinance, “A request for reasonable accommodation may include a modification or exception to the rules, standards, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal

opportunity to housing of their choice.” Requests for reasonable accommodation associated with a ministerial land use, building, or similar determination are reviewed by the person or authority with responsibility to act on the associated ministerial determination. The decision maker must make a written determination within 45 days of receipt of a complete application. Similarly, requests for reasonable accommodation associated with a discretionary action are reviewed by the person or authority with responsibility to act on the associated discretionary action. A decision to approve, approve with modifications, or deny a request for reasonable accommodation must be consistent with federal and state fair housing laws. Furthermore, the reviewing authority must approve a request for accommodation if all of the following findings can be made:

1. The housing which is the subject of the request will be used by an individual or a group of individuals considered disabled under applicable fair housing laws;
2. The accommodation requested is reasonable and necessary to make specific housing available to the individual or group of individuals with disability or disabilities under applicable fair housing laws;
3. The requested accommodation would not impose an undue financial or administrative burden on the City; and
4. The requested accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to, land use and zoning.

Decisions of the approving authority may be appealed. The appeal process for reasonable accommodation decisions is the same as all other appealable decisions. The Planning Commission hears first appeals of administrative decisions. Planning Commission decisions can be appealed to the City Council.

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. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, including the California Building Standards Code, is reviewed and enforced by the Building Division of the Community Development Department as a part of the building permit submittal. The City has not amended the Building Code with local standards that would increase the cost of housing.

Code enforcement in the City is complaint-based. Once the violations are noted, the City works with the property owners to correct the violations.

4. Development and Planning Fees

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Table 40 summarizes the City's planning fee requirements for residential development. These fees are not considered excessive compared to surrounding communities. In addition to City fees charged at the time building permits are issued, developers are required to pay school impact and water connection fees. Table 41 includes a breakdown of per-unit fee calculations based on one-family and multi-family prototypes. As indicated in the table, permit processing and impact fees account for approximately seven percent of the cost to construct a one-family unit and roughly six percent of construction costs for each unit within a multi-family development.

Table 40: Development and Planning Fees

Development Process	Related Fee
<i>Planning and Zoning</i>	
Variance	\$2,196.00
Site Development Plan	\$6,520.00
Special Use Permit	\$6,958.00
Specific Plan	\$12,195.00
General Plan Amendment	\$9,284.00
Zone Change	\$8,855.00
Subdivisions	
Tentative Subdivision Map	\$7,518.00 - \$9,558.00 depending on number of lots
Tentative Parcel Map	\$3,138.00
Planned Residential Development	\$6,539.00
Environmental Review	
Exemption	\$177.00
Environmental Review	\$9,196.00
<i>Development Impact Fees</i>	
Drainage Fee	\$1,709.00 - \$3,700.00 per acre depending on location
Fire Protection Fee	\$379.00 per unit
<i>Park Fee</i>	
One-Family	\$6,568.24 per unit
Multi-Family	\$6,527.32 per unit
Mobile Home	\$4,419.75 per unit
Public Facilities Fee	\$1,218.00 per unit
Sewer Fee	\$2,769.20 to \$4,010.00 per unit depending on unit type and sanitation district
Traffic Thoroughfare & Signalization Fees	\$238 per ADT generated

Source: Vista, Department of Community Development, August 15, 2011.

Table 41: Development Fees for a Typical Unit

Development Fees for a Typical Unit	Single-Family	Multifamily
Planning Discretionary Permit	\$1,240	\$354
Building Permit	\$1,495	\$1,229
Plancheck	\$1,599	\$922
Drainage	\$2,812	\$360
Public Facilities	\$1,218	\$1,218
Fire Protection	\$379	\$379
Traffic	\$2,853	\$1,339
Traffic Signal	\$0	\$99
Emergency Mapping	\$60	\$60
Grading Plancheck	\$703	\$281
Grading Inspection	\$310	\$235
Sewer	\$3,956	\$2,769
School	\$9,795	\$5,946
Parks	\$6,568	\$6,076
Total estimated fees per unit	\$32,988	\$21,268
Estimated Construction Cost per unit	\$411,862	\$360,150
Typical estimated cost of development per unit	\$444,850	\$381,418
Estimated proportion of fee cost to overall development cost per unit	7.4 percent	5.6 percent

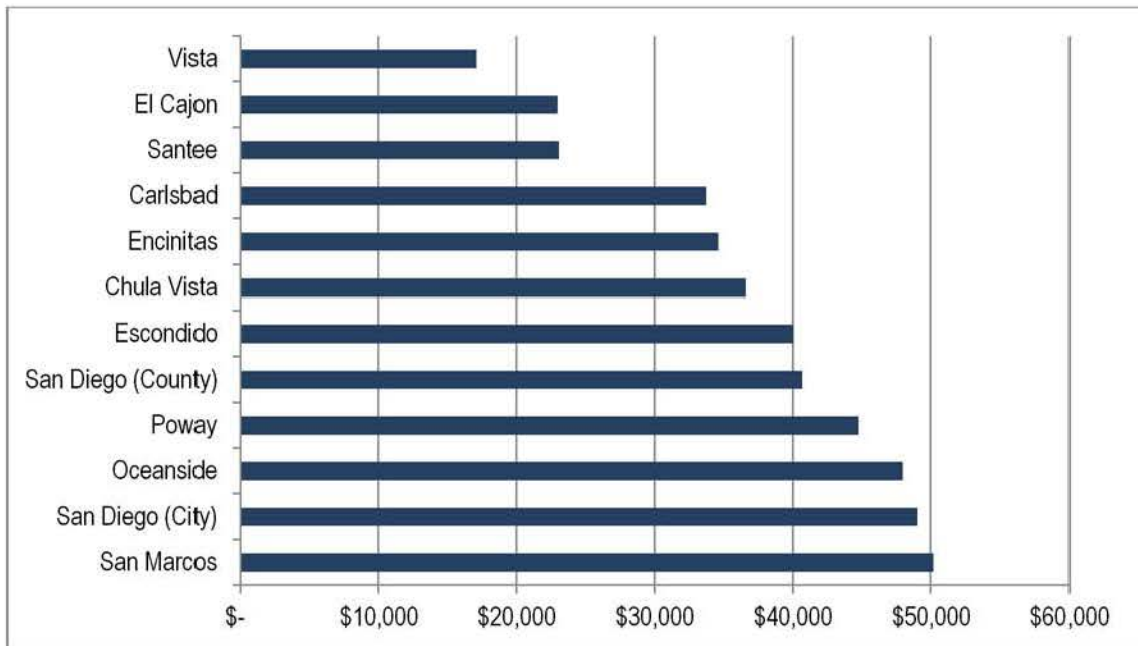
Source: Vista, Department of Community Development, 2012.

Notes: Single family prototype is a 3,298 SF dwelling with attached garage and patio cover within a single family tract development of 14 homes. Multifamily prototype is a 2,002 SF townhouse with attached garage, deck, and porch within a 55-unit development.

The City participated in the Building Industry Association (BIA) of San Diego’s most recent survey of residential development fees (2007-08). Participating jurisdictions were asked to calculate the permit issuance, capacity and impact fees on a prototype 2,700 square-foot one-family house. According to the survey, the City had the lowest permit fees among most neighboring jurisdictions (Figure 5). Through the policies and programs of the Housing Element, the City proposes to monitor all regulations, ordinances, departmental processing procedures, and residential fees to assess their impact on housing costs.

In 2013, in order to help facilitate affordable housing development, City staff will be recommending deferral of payment of development impact fees so that they are not due at building permit issuance stage and instead due at certificate of occupancy.

Figure 5: Permit Fees



Source: Building Industry Association of San Diego, 2007-08 Survey of Residential Fees.

5. On- and Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. In general, most residential areas in Vista are served with infrastructure. Even for single-family areas, only minor roadway and sewer extensions may be required. Developers are responsible for all on-site improvements, including parking, landscaping, open space development, walkways, and all utility connections.

Public street widths are specified in Vista Development Code. This document establishes street standards for various types of streets. For typical residential streets, the standard is 60 feet right of way (ROW) and 40 feet curb-to-curb. Private streets must be wide enough to meet standards established in the California Fire Code for Fire Department equipment needs.

The City of Vista's fee structure includes some on- and off-site improvements, which are described in the section above. Off-site improvement fees include drainage and sewer facility fees, school fees, park land fees, and public facility fees, among others. Overall, the City's fees are much lower than most surrounding communities.

6. Building Codes and Enforcement

The City adopted and enforces the 2010 California Building Standards Code (aka California Building Code or CBC) which ensures that all housing units are built to specified standards. The code is substantially determined by the International Code Council (ICC) and the State of California. The City adopted the code with few administrative amendments. These standards do not significantly increase construction costs. Code enforcement is implemented on a complaint basis.

7. Processing and Permit Procedures

Vista's processing procedures for new housing developments and the modification of existing residential projects include the following frequently used permits and actions: tentative maps, administrative permits and appeals, site plan reviews, variances and planned developments.

The City complies with requirements under the State's Streamlining Review Act, and makes all attempts to expedite permit processing. The City attempts to complete the permitting process for residential projects within 180 days, providing a means for cutting development costs. All multi-family developments require a site plan review. For residential projects over ten units, review and approval by the Planning Commission are required. Typically, staff tries to schedule Planning Commission review within 30 days of the end of the environmental review period. The average timeframe for processing multi-family projects is twelve months, including necessary CEQA document preparation and processing. On occasion, the Commission has requested special conditions such as aesthetics-related features (e.g. perimeter fencing, or fencing of different materials), and performance/use-related items such as submission of a management plan. However, the Planning Commission has purview over land use applications only and limits their decision-making to issues of allowable density, suitability/compatibility with surroundings and compliance with development standards.

Furthermore, it is the City's practice to devote extra staff time to priority projects that provide housing for low income households. The amount of time involved in processing the application however depends on the applicant's compliance with the City's ordinances and the completeness of the application.

The City does not have a separate design review board for residential development. Design review is accomplished simultaneously with the development plan review, thus avoiding multiple layers of local review procedures and/or standards.

8. State Tax Policies and Regulations

Proposition 13

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new homeowners.

Article 34

Article 34 of the State constitution requires that low-rent housing projects developed, constructed, or acquired in any manner by a public agency must first be approved by a majority of the voters. Requiring such approval can act as a barrier to the development of affordable housing due to the uncertainty and delay caused by the process. In compliance with this article, the voters of the City of Vista approved Proposition W in 1980, authorizing up to 95 low rent housing units per year on scattered sites. To this date, the City has not had any projects which required invocation of Article 34. In general, the City assists with the development of affordable housing but does not act as developer or owner of the development.

Federal and State Environmental Protection Regulations

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, the presence of these regulations helps preserve the environment and ensure environmental quality for Vista residents.

C. Environmental Constraints

A number of environmental factors in Vista affect the character and density of development in the City. These include topology, natural resources, and hazards/safety concerns. Vista's topography varies from lowland areas along creek beds to the steep slopes of San Marcos Mountains along the easterly City limits. Some residential areas in the City have rolling terrain:

- Green Oak Ranch south of the Shadowridge community;
- Large-lot residential area surrounding the Alta Vista Drive neighborhood;
- One-family residential areas north of West Vista Way in the downtown Vista Village;
- One-family residential area in the Vista Townsite neighborhood; and
- Residential neighborhoods both south and north of SR-78.

The City's policy is to minimize grading on steep hillsides and therefore residential densities in these areas are kept low.

Three major waterways flow through Vista: Agua Hedionda; Buena Vista; and Buena Creeks. A minimum 50-foot wide buffer between the natural waterways and future development and redevelopment is required to provide natural resource protection.

Significant areas of native vegetation are found on undisturbed slopes of the San Marcos Mountains and along the natural portions of the major waterways. The City strives to protect these environmental resources and therefore portions of the City are zoned open space.

The City of Vista is located within the 183-square-mile area in northwest San Diego County covered by the Multiple Habitat Conservation Plan (MHCP). The MHCP is a comprehensive habitat conservation planning process that addresses multiple species needs and the preservation of native vegetation communities. The MHCP along with other regional habitat planning efforts throughout Southern California will contribute to the preservation of biodiversity by developing a coordinated habitat preserve system that can also meet future public and private project mitigation needs. Future development, redevelopment, and improvements in Vista must be consistent with the MHCP and provide mitigation as required.

Southern portions of the City are also covered by the Agua Hedionda Watershed Management Plan. This regional plan outlines strategies to enhance water quality, preserve sensitive biological habitat, improve hydrology, and provide for mitigation/enhancement opportunities within the Agua Hedionda watershed.

These environmental factors, along with the Vista's history as an agricultural community, have served to maintain the City's semi-rural character. In recognition of the need to accommodate additional residential growth, while respecting the community's desire to preserve its unique character, the City is working to revitalize the South Santa Fe/Mercantile Avenues to facilitate development, including residential uses up to 40 units per acre, along these transportation corridors.

D. Infrastructure Constraints

Another factor that could constrain new residential construction is the cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) required to serve new residential development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is generally borne by developers, thereby increasing the cost of new construction.

The Vista Irrigation District provides potable water to Vista and wastewater generated within the City is treated by the City of Vista Sanitation District and the Buena Sanitation District. Senate Bill 1087 (enacted 2006) requires that water and wastewater service providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water and sewer 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 final Housing Element to the Vista Irrigation District, Vista Sanitation District, and Buena Sanitation District within 30 days of adoption. The City of Vista will also continue to coordinate with these districts to ensure priority service provision to affordable housing developments.

Chapter 4

Housing Resources

Resources that are available for the development, rehabilitation, and preservation of housing in the City of Vista are discussed in this chapter. The analysis demonstrates the City's ability to satisfy its share of the region's future housing need, identifies financial and administrative resources available to support housing activities and facilitate implementation of City housing policies and programs. Opportunities for energy conservation are also explored.

A. Future Housing Needs

State law requires each community to play a role in meeting the region's housing needs. Specifically, a jurisdiction must demonstrate in the Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of Vista's land inventory in meeting future housing needs.

1. RHNA Requirement

The Regional Housing Needs Allocation (RHNA) developed and adopted by the San Diego Association of Governments (SANDAG) covers an eleven-year growth projection and planning period (January 1, 2010 through December 31, 2020). The RHNA assigns a housing production to each jurisdiction in the region. Vista's share of the regional housing need for the 2010-2020 period is allocated by SANDAG based on factors such as recent growth trends, income distribution, and capacity for future growth. Vista must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

According to the RHNA, Vista's share of regional future housing needs is a total of 1,374 new units between January 1, 2010 and December 31, 2020. This allocation is distributed into five income categories, as shown below in Table 42. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

Table 42: Housing Needs for 2010-2020

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)*	171	12.4%
Very Low (31 to 50%)	172	12.5%
Low (51 to 80%)	260	18.9%
Moderate (81% to 120%)	241	17.5%
Above Moderate (Over 120%)	530	38.6%
Total	1,374	100.0%

Source: Final Regional Housing Needs Allocation, SANDAG, 2011.

AMI = Area Median Income

Note: * The City has a RHNA allocation of 343 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD, 24.0% of City households earned less than 50 percent of the AMI. Among these households, 49.6 percent earned incomes below 30% (extremely low). Therefore the City’s RHNA allocation of 343 very low income units may be split into 171 extremely low and 172 very low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

2. Credits toward RHNA

The RHNA is an 11-year planning goal. Housing units built, under construction, or approved from January 1, 2010 onward can be credited towards meeting the City’s RHNA. These units can be subtracted from the City’s share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated (Table 43).

Table 43: Remaining 2010-2020 Share of Regional Housing Needs

Income/ Affordability Category	RHNA	Units Built	Units Under Construction	Units Approved	Remaining Units Deficit
Very Low	343	0	1	0	342
Low	260	0	5	1	254
Moderate	241	0	0	94	147
Above Moderate	530	119	92	137	182
Total	1,374	119	98	232	925

Units Built

Since the RHNA uses January 1, 2010 as the baseline for growth projections for the Housing Element planning period of 2013-2021, jurisdictions may count new units built or issued certificates of occupancy since January 1, 2010 toward the RHNA.

Units under Construction

Housing construction in the City was at a near standstill prior to 2010 but development has picked up again in recent years. Based on the City's building permit records, a total of 119 units have been constructed since January 1, 2010 (Table 43). Construction on Parham House 1058 Anza Avenue (formerly known as 800 Arcadia Avenue), a group home for six individuals with developmental and learning disabilities, began in 2010. The home is engineered to meet the future non-ambulatory needs of residents as they age in place. Financial assistance for this project was provided by the City's Community Development Commission (CDC) and HUD 811. Parham House is expected to be completed in 2012. The unit is deed restricted for very low income persons with disabilities.

In December 2011, the construction of two housing units on Isabella Way also began. These units were developed by Hallmark and include one market rate unit and one low income inclusionary unit. These two units were part of a larger residential development—the 42-unit Oak Drive Villas. This development by Hallmark offers a total of 42 units, with two low income inclusionary housing units.

In addition to Oak Drive Villas, the 55-unit Copper Drive Condominium development was also under construction as of October 2012. Three units are set aside as inclusionary housing for low income households.

Units Planned or Approved

As of October 2012, 232 housing units have been planned or approved for development. A 115-unit condominium project, Green Oak Villas, has recently been entitled. Green Oak Villas will consist of approximately eight acres located on the northeast corner of Sycamore Avenue and Green Oak Road in the southeastern portion of the City. The site is currently vacant but was previously developed with two single-family residences and agricultural uses. The property is bounded by multi-family residential development to the north and east, single-family residential and commercial development to the west, and commercial development to the south. Access to the site would be provided via Green Oak Road.

An affordable housing project named Laurel Creek is planned for Durian Road and includes 94 for sale condominiums for low and moderate income residents. And, a project located on 201

West Los Angeles Street has also been proposed. The project will include a total of nine units, one of which will be affordable to low income households. The City has also recently approved a tentative map for a detached condominium project called Ironwood Villas. This development, located at 231 Iron Drive, is approximately 1.75 acres and will have a total of 14 units.

Table 44: Units under Construction and Planned or Approved (2012)

Project Name	Very Low	Low	Moderate	Above Moderate	Total
<i>Units under Construction</i>					
Parham House	1	0	0	0	1
Copper Drive Condominiums	0	3	0	52	55
Oak Drive Villas	0	2	0	40	42
<i>Subtotal</i>	<i>1</i>	<i>5</i>	<i>0</i>	<i>92</i>	<i>98</i>
<i>Units Approved or Planned</i>					
Green Oak Villas	0	0	0	115	115
Laurel Creek	0	0	94	0	94
Ironwood Villas	0	0	0	14	14
201 West Los Angeles Street	0	1	0	8	9
<i>Subtotal</i>	<i>0</i>	<i>1</i>	<i>94</i>	<i>137</i>	<i>232</i>
Total	1	6	94	229	330

Remaining RHNA

After accounting for units built, under construction and approved since January 1, 2010, a remaining need of 925 units exists, including 342 very low income, 254 low income, and 147 moderate income units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by April 30, 2021.

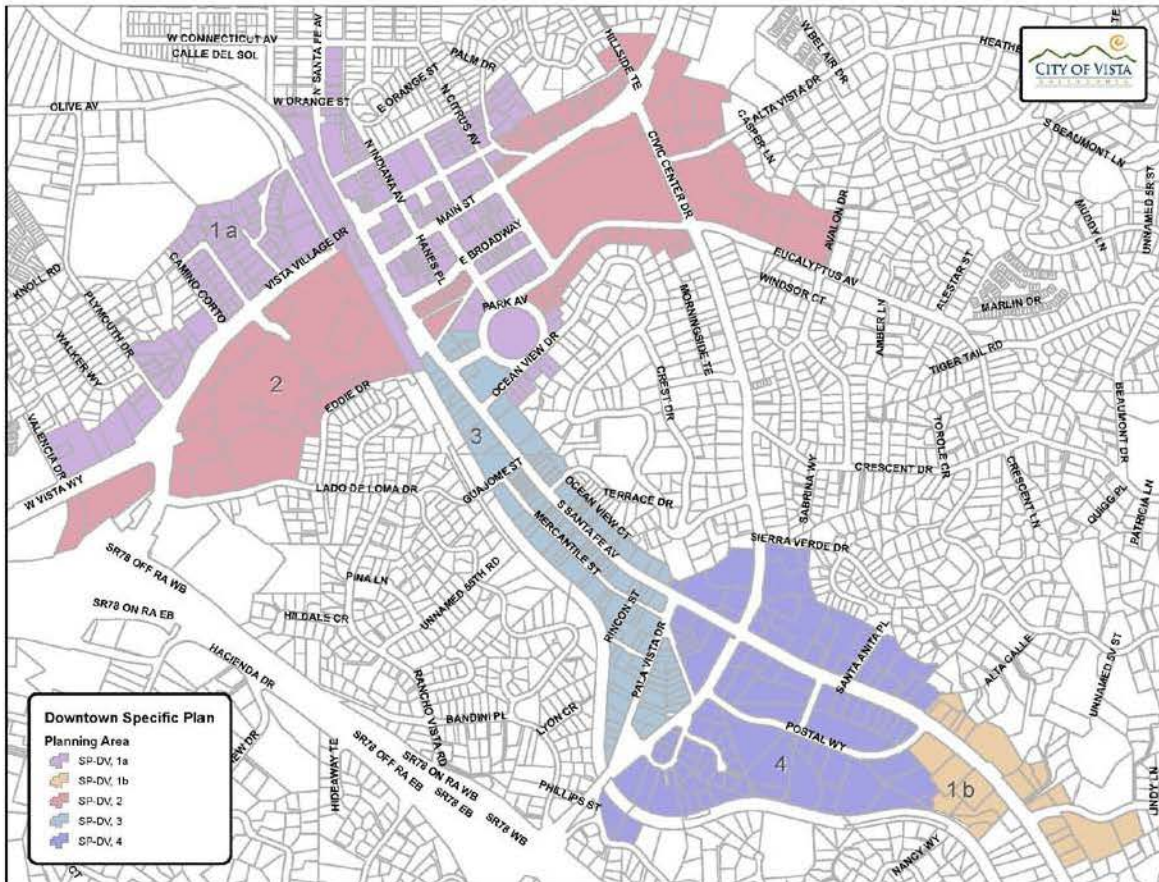
3. Residential Sites Inventory

Downtown Vista Specific Plan (DVSP)

The Downtown Vista Specific Plan was adopted by the City in March 2010 and focuses on providing opportunities for focused infill development and the reuse of existing developed land within Downtown Vista over an assumed 20-year planning period. The Downtown Vista Specific Plan area is located just north of California State Route 78 (SR-78), within the City's former redevelopment project area. The area consists of approximately 266 acres located in the heart of the City. Primary gateways to the planning area are Vista Village Drive to the north, Santa Fe Avenue, and Escondido Avenue to the south. In addition, the North County Transit

District (NCTD) recently completed construction on a 22-mile Sprinter light rail line, which provides passenger service between Escondido and Oceanside. The line includes two stations within the Downtown Vista Specific Plan Area—at Olive Avenue/Vista Village Drive and Civic Center Drive.

Figure 6: Downtown Vista Specific Plan

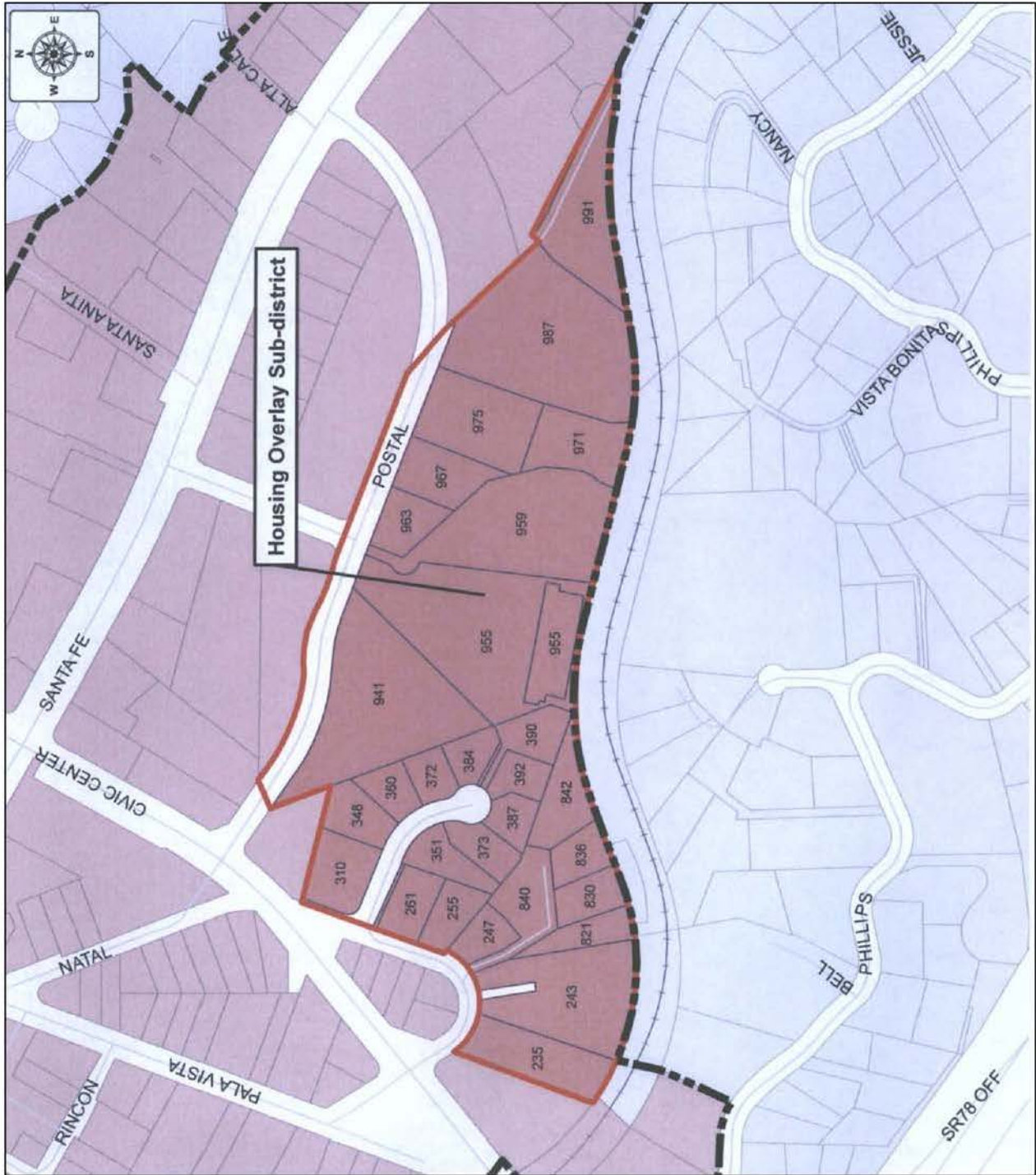


The Downtown Specific Plan is organized into four Planning Areas (see Figure 6):

- Planning Area One:** Planning Area One is located at the northernmost and southernmost points of the Specific Plan area. This area provides the primary entries into the project area from the north and south and is ideal for mixed use residential and retail opportunities. Planning Area One also serves as a transition area between existing residential neighborhoods and the larger scale future development anticipated in Planning Areas Two and Four. The Plan calls for a compact mix of land uses incorporating quality design at a human scale to foster connectivity between this planning area and this historic downtown area, located between Main Street and Eucalyptus Avenue. In order to enhance preservation in the existing downtown area, a Character Overlay Sub-district has also been established in this Planning Area.

- **Planning Area Two:** Planning Area Two consists of two portions located adjacent to Planning Area One and allows for larger scale development for entertainment, commercial services, and municipal uses.
- **Planning Area Three:** Planning Area Three is the “spine” of the project area. It connects the area between Planning Area One to the north and Planning Area Four to the south. Its close proximity to the Sprinter Station, coupled with its connections to South Santa Fe Avenue and Mercantile Street, means the planning area can easily accommodate both pedestrian and automobile access. Planning Area Three is envisioned to be highly walkable and will encourage efficient pedestrian movement and incorporate a mix of residential, retail, commercial, and entertainment uses. Allowable housing types include live-work units, and lofts for artisans and local business owners.
- **Planning Area Four:** Planning Area Four is positioned between Planning Area Three and the southern portion of Planning Area One. This planning area provides for more prominent retail that will attract local and regional visitors. A variety of residential development and commercial uses are provided to encourage an 18-hour activity area.
- **Housing Overlay Sub-District:** On June 1, 2010, the City adopted an amendment to the Downtown Vista Specific Plan that established a Housing Overlay Sub-district within the planning area. The Housing Overlay Sub-district consists of approximately 26 acres located in the southern portion of Planning Area 4, south of Postal Way between Civic Center Drive and South Santa Fe Avenue (see Figure 7). The purpose of this overlay is to ensure exclusive availability of high density housing opportunities within the Specific Plan area. The Housing Overlay allows multi-family residential uses at a maximum density of 40 dwelling units per acre and a minimum density of 20 dwelling units per acre as an exclusive permitted use. Review and approval of any new or expanded multi-family residential use within the Housing Overlay Sub-district will occur at the administrative level; all other uses will require the approval of a Special Use Permit.

Figure 7: Housing Overlay Sub-district



Vacant and Underutilized Properties

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. The City is committed to identifying sites at appropriate densities as required by law. The State, through AB 2348, has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for suburban jurisdictions, such as Vista, is adequate to facilitate the production of housing affordable to lower income households. Therefore, in estimating potential units by income range, it is assumed that:

- A density of 0 to 10 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate income category;
- A density of 11 to 29 units per acre (primarily for medium density multi-family developments) is assumed to facilitate housing in the moderate income category; and
- A density of 30 or more units per acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low and low income category.

Residential development in the specific plan area is allowed at a maximum density of 40 du/acre. The development standards established in the Downtown Vista Specific Plan are intended to facilitate high-density residential and mixed use developments that can achieve the higher densities permitted in the planning area. Therefore, potential sites identified in the City's Downtown are assumed to be adequate for the development of lower income housing.

GIS data was used to identify vacant and underutilized properties within the City. Underutilized properties were identified using an Improvement-to-Land Value ratio of less than 1.0 (i.e. improvements on site are worth less than the land). The parcels were then reviewed to eliminate parcels that are unlikely to be redeveloped in the near term, such as parcels containing medium to larger size apartment buildings or condominiums.

Residential development capacity on vacant and underutilized sites is estimated using a 75-percent factor of the allowable density. This assumption is based on historical development patterns and is necessary to accommodate for a variety of site specific factors that cannot be evaluated until a development proposal is brought to the City for review. Recently constructed projects or projects under construction realized densities that averaged to more than 75 percent of the maximum allowable density (Table 45). For the smaller lots in the inventory, a minimum of one dwelling unit is assumed for each legal lot. A detailed parcel by parcel inventory of the sites below can be found in Appendix B, Tables B-2 and B-3.

Table 45: Recent Projects

Project	Zone	Acreage	Max. Units Allowed	Units Achieved	Percent of Max. Density	Status
Oak Drive Villas	RM-15	2.82	42	42	99%	Constructed
Copper Drive	RM-15	6.31	95	55	58%	Constructed
North Melrose Drive Apartments	MU-20	20.6	412	407	99%	Hearing scheduled for November 2012
Vista Ridge Apartments	MU-40	11.3	450	290	64%	Undergoing planning review
Avalon Vista	MU-40	7.18	287	221	77%	Undergoing planning review
Average		48.21	1,286	1,015	79%	

Source: City of Vista, 2012.

Underutilized parcels in the City’s Downtown area can potentially accommodate an additional 1,978 housing units, excluding existing units on site (Table 46 and Figure 8). On vacant land alone, an estimated 355 units can be accommodated. These estimates are based on a density factor of 30 units per acre (i.e., 75 percent of the maximum allowable density of 40 units per acre).

Table 46: Underutilized Sites in the Downtown Vista Specific Plan

Planning Area	Acreage	Potential Capacity
1	30.3	745
2	11.0	301
3	18.1	453
4	17.5	479
Total	76.9	1,978

Source: City of Vista, 2012.

While the Downtown area has numerous opportunities for redevelopment on currently underutilized parcels, City staff has identified five sites specifically as the most suitable for redevelopment under existing conditions. These five focus areas, described in the following pages, can accommodate an additional 549 units (excluding existing units on site), all of which will be suitable for development into housing for lower income households based on the allowable density of the parcels.

Focus Area 1: S. Santa Fe Avenue at Monte Vista Drive

The area outlined in red below consists of several contiguous underutilized parcels located at the southeast corner of S. Santa Fe Avenue and Monte Vista Drive. These properties, together with the properties to the northeast, form the primary entry into the Downtown Vista Specific Plan area from the south along the Santa Fe corridor. Existing land uses at this location include a self-service car wash, a building materials yard, and outdoor storage area as shown in the following images. The parcels total 1.7 acres and current zoning (Planning Area 1b) allows for development that could include residential, office and/or commercial uses. Permitted residential uses include multi-family dwellings, senior housing, live/work units, and mixed-use projects at a proposed density of 40 dwelling units per acre.



Above parcels are within Planning Area 1b (PA-1b) of the Downtown Specific Plan



Self-service carwash just south of the construction materials yard (viewed from S. Santa Fe looking towards the east)



Materials yard consisting of small buildings, shade structures, and open yard storage (viewed from Monte Vista Drive looking south)



Materials yard consisting of small buildings, shade structures, and open yard storage (viewed from S. Santa Fe looking east)

Focus Area 2: S. Santa Fe Avenue at Civic Center Drive

This area contains several individually owned parcels with retail/commercial buildings (i.e. supermarket, clothing stores, bank, and small restaurants) and large parking areas in between buildings. This commercial center was developed at different times during late 70s and early 90s at a time when inline retail buildings were common as a form of developing a commercial site. Large parking areas in the front with buildings toward the back provided ample parking visible to shoppers. Today, some buildings look outdated and the concept of inline retail has been replaced with a more pedestrian friendly approach to development that better utilizes the land in order to create a pedestrian scale environment instead of an auto-oriented destination. The parcels total approximately 8.3 acres and current zoning is Planning Area 4 (PA-4) which allows a variety of commercial uses, such as restaurant, retail and office uses as well as mixed-use development with residential use at 40 units per acre. Several property owners currently own different parcels in this shopping center; therefore, redevelopment of this site could occur in two ways: 1- via one master developer who buys all of the properties, consolidates all parcels as one cohesive development, and redevelops the site in its entirety; or 2- individual parcels or group of parcels are redeveloped at their own pace by developer(s) or current property owners.



Above parcels are within Planning Area 4 (PA-4) of the Downtown Specific Plan



Looking southeast from S. Santa Fe Avenue towards the commercial center



Looking east at the center from S. Santa Fe Avenue – large parking areas



Looking south at the center from Civic Center Drive – large parking areas

Focus Area 3: S. Santa Fe Avenue across from Eucalyptus Avenue

This area contains several small underutilized parcels owned by the City of Vista. Several of the existing old buildings have been vacant for a long time or occupied with commercial uses (i.e. liquor store, used auto sales, medical equipment/supplies sales, glass installation services). This area along S. Santa Fe Avenue has been identified as one of the primary areas for mixed-use and transit-oriented development since it is located within close walking distance of the bus and Sprinter transit station. The parcels combined total approximately 2.4 acres and current zoning is Planning Area 3 (PA-3) which allows for a variety of commercial and office uses, as well as mixed-use development with residential use at 40 units per acre.



Above parcels are within Planning Area 3 (PA-3) of the Downtown Specific Plan



Looking west (from S. Santa Fe) at the glass installation contractor and open parking lot



Looking west at existing liquor store and vacant building



Vacant building (looking northwest from S. Santa Fe Avenue)

Focus Area 4: S. Santa Fe Avenue at Guajome Street

This area contains vacant land as well as several small underutilized parcels owned by the City of Vista. Several of the existing buildings are occupied with a variety of commercial uses (i.e. jewelry repair shop, martial arts, graphics business, and private postal services). This area along S. Santa Fe Avenue has also been identified as one of the areas for mixed-use development since it is located within close walking distance of the bus and Sprinter transit station. The parcels combined total approximately 2.4 acres and current zoning is Planning Area 3 (PA-3) which allows for a variety of commercial uses, including office use as well as mixed-use development with residential use at 40 units per acre.



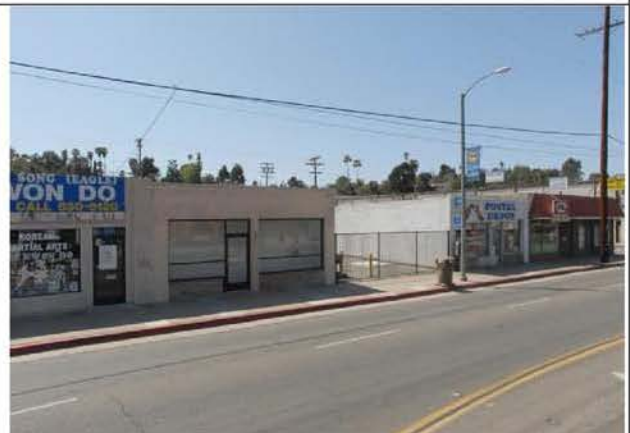
Above parcels are within Planning Area 3 (PA-3) of the Downtown Specific Plan



Looking west at the large parking lot area



Looking west at existing businesses along this area



Existing commercial buildings along S. Santa Fe Avenue

Focus Area 5: S. Santa Fe Avenue at Pala Vista Drive

This area, located along S. Santa Fe Avenue and Mercantile Street with Pala Vista Drive to the south, is predominantly comprised of aged, single-story commercial structures. These underutilized lots provide limited on-site parking and lack sufficient design features to help create a viable and effective commercial environment. The parcels combined total approximately 5 acres and current zoning is Planning Area 3 (PA-3) which allows for a variety of commercial uses, including office use as well as mixed-use development with residential use at 40 units per acre. The following images of this underutilized section of S. Santa Fe Avenue show an area that is in stark contrast to the busy commercial area generally fronting Vista's Main Street and surrounding the movie theater located only half a mile to the north.



The above parcels are within Planning Area 3 (PA-3) of the Downtown Specific Plan



Vacant parcel located at the corner of S. Santa Fe and Pala Vista Drive



Typical underdeveloped site that had been paved at some point (viewed from S. Santa Fe looking towards the east)



Aged, single-story buildings with deficient street amenities dominate the view. A less-than-ideal mixture of business types, including automobile oriented businesses, detracts from the area's potential development for mixed uses.

Table 47: Residential Capacity in the Downtown Specific Plan

	PA	Acreage	Max. Density	Realistic Density	Estimated Dwelling Units
<i>Vacant</i>					
Scattered Sites	1	6.5	40.0	30.0	187
	2	2.6	40.0	30.0	76
	3	2.2	40.0	30.0	61
	4	1.0	40.0	30.0	31
Subtotal		12.3	--	--	355
<i>Underutilized</i>					
Focus Area 1: Santa Fe and Monte Vista	1B	1.7	40.0	30.0	48
Focus Area 2: Santa Fe and Civic Center	4	8.3	40.0	30.0	239
Focus Area 3: Santa Fe and Eucalyptus	3	2.4	40.0	30.0	64
Focus Area 4: Santa Fe and Guajome	3	2.4	40.0	30.0	67
Focus Area 5: Santa Fe and Pala Vista	3	4.9	40.0	30.0	131
Subtotal		19.7	--	--	549
Total		32.0	--	--	904

Source: City of Vista, 2012.

Note: Assumes a realistic density of 75%.

Recycling Trends

Redevelopment interest in the Downtown Vista Specific Plan area is keen. Specific projects in the pipeline include Santa Fe Station, a mixed-use project on a 1.29-acre site. This development will include 81 for sale condominiums and approximately 24,000 square feet of retail space as well as underground parking.

Availability of Infrastructure

The City is committed to a number of actions and expenditures in the Downtown Vista Specific Plan area to provide infrastructure and enhancements meant to encourage and facilitate subsequent development. The City is currently working on a detention basin off of S. Santa Fe Avenue and Monte Vista Drive to address the 100-year storm affecting S. Santa Fe Avenue. This improvement will directly benefit one of the sites identified in the City's vacant and underutilized sites inventory (Focus Area 1 in Figure 8 and Table 47). This project is nearing completion, and as of September 2012, planting and irrigation related installations are under way. This public investment is meant to provide the infrastructure and impetus necessary to spur private investment.

Environmental Constraints

Portions of the Downtown Vista Specific Plan area fall within the FEMA floodplain. As part of the Specific Plan adoption, the City prepared an Environmental Impact Report (EIR) that takes into account of all potential projects within the area. Environmental clearance for future development projects may tier from this EIR, thereby expediting the approval process. Mitigation measures are already set forth in the EIR to address the issues with potential flooding.

Vacant Residential Sites outside Downtown Vista Specific Plan Area

Outside of the Downtown Vista Specific Plan area, most of the City's vacant sites are zoned for low density single-family residential uses, consistent with the City's semi-rural character. Overall, 2,032 additional units may be accommodated on the City's vacant sites (Table 48 and Figure 9). Among the 2,032 potential units, 529 units will be suitable for development into housing for lower income households based on the allowable density of the identified sites. The City conducted a site-by-site evaluation of the realistic number of units that can be achieved based on entitlements and constraints due to lot size/configurations. This detailed inventory can be found in Appendix B, Table B-4.

Figure 9: Vacant Sites Outside of the Downtown Area

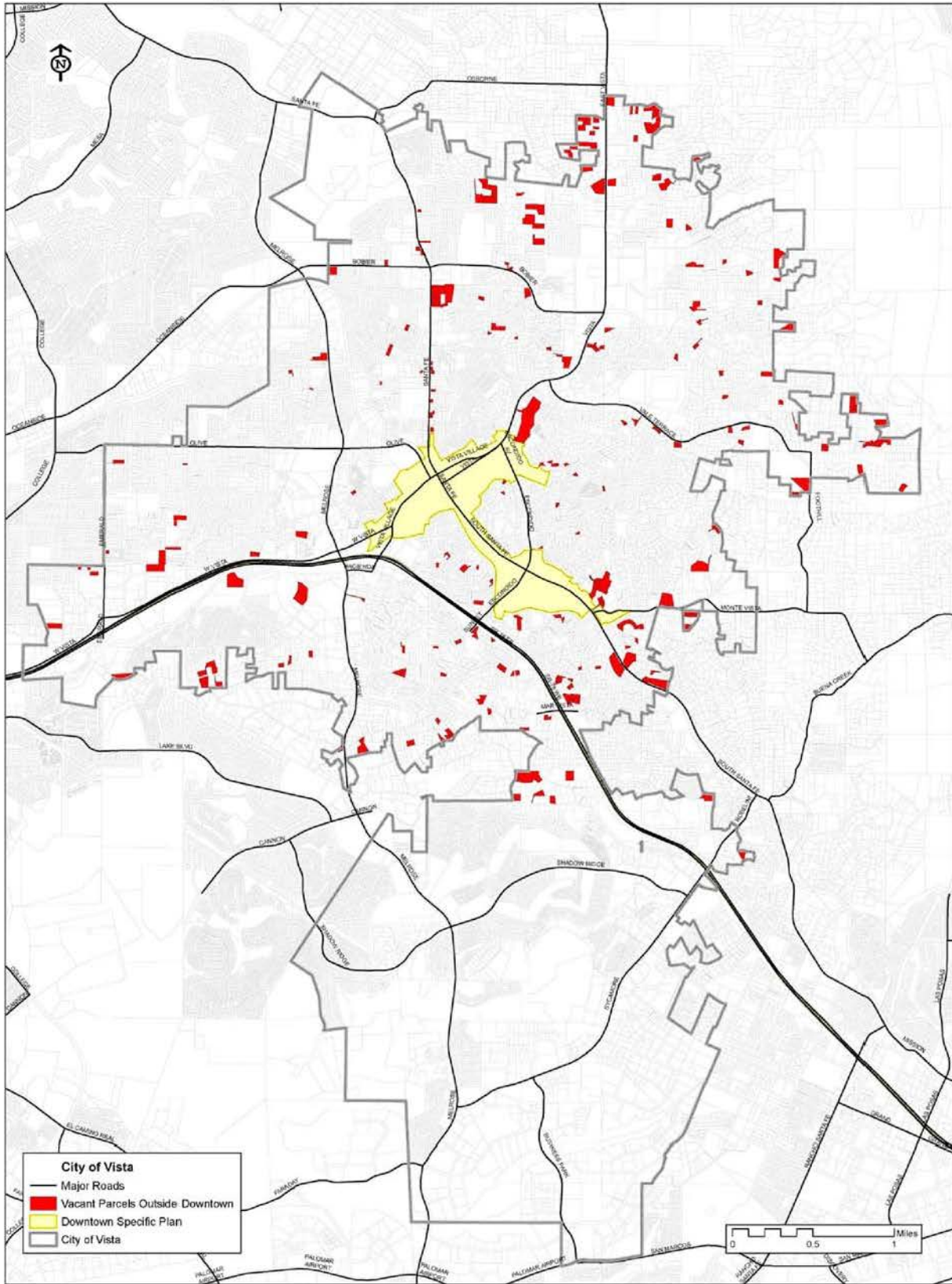


Table 48: Residential Capacity on Vacant Parcels Outside of the Downtown Specific Plan

General Plan Land Use Designation	Zoning	Acreage	Max. Density	Realistic Density	Estimated Dwelling Units
<i>Above Moderate Income Units</i>					
Rural Residential (RR)	A-1	18.0	1.0	0.8	19
Low Density Residential (LD)					
Low Density Residential (LD)	E-1	121.2	2.0	1.5	176
Open Space Residential (OSR)					
Medium Low Density Residential (MLD)					
Medium Low Density Residential (MLD)	R-1	70.5	4.4	3.3	210
Low Density Residential (LD)					
Medium Density Residential (MD)					
General Commercial (GC)					
Medium Density Residential (MD)	R-1-B	5.3	7.3	5.5	24
Medium Low Density Residential (MLD)					
Subtotal					429
<i>Moderate Income Units</i>					
Medium Density Residential (MD)	R-M	74.2	21.0	15.8	1,074
Medium High Density Residential (MHD)					
High Density Residential (HD)					
General Commercial (GC)					
Neighborhood Commercial (CN)					
Subtotal					1,074
<i>Lower Income Units</i>					
Neighborhood Commercial (CN)	M-U	20.6	40.0	30.0	529
Medium Density Residential (MD)					
General Commercial (GC)					
Subtotal					529
Total					2,032

Source: City of Vista, 2012.

Note: Assumes a potential density of 75% of maximum allowable density.

Availability of Infrastructure and Services

All sites identified in Table 48 are served by infrastructure and services. Even for single-family land, only minor roadway or sewer extensions are required. Overall, the Community Development Department has determined that adequate water allocation and sewer hookups are available to serve future development in the City, including the remaining RHNA for the 2013-2021 cycle. Future development within the Downtown Specific Plan area would likely require upgrading to the existing aging infrastructure in the Downtown area. The Environmental Impact Report (EIR) for the Downtown Specific Plan contains mitigation measures for addressing the provision of infrastructure. Specific infrastructure improvements

will be required as part of the project approval process. The City will also continue to coordinate public improvements in the Downtown area to facilitate future development.

Environmental Constraints

A portion of the single-family residential sites identified in this Housing Element may have topological constraints and therefore will maintain them as low-density residential designations.

Adequacy of Residential Sites Inventory in Meeting RHNA

A majority of the City’s lower income RHNA is expected to be met through vacant and underutilized sites in the Downtown Vista Specific Plan. If the vacant parcels and underutilized focus areas within the Downtown area were redeveloped for residential purposes, approximately 904 units could be accommodated. However, because these sites are predominantly zoned for mixed-use development, only about 50 percent of these properties will be assumed to contain residential development. Even with this assumption, the Downtown area will have more than enough capacity to accommodate the City’s lower income RHNA.

When including vacant sites outside of the Downtown area, the City’s land sites inventory can potentially accommodate 2,936 additional units, more than adequate to accommodate the City’s remaining RHNA of 925 units (Table 49).

Table 49: Adequacy of Residential Sites Inventory

Zoning	Lower Income	Moderate Income	Above Moderate Income	Total
<i>Vacant Sites</i>				
Downtown Specific Plan	355	0	0	355
Remainder of City	529	1,074	429	2,032
<i>Underutilized Sites in the Downtown Specific Plan</i>				
Site 1: Santa Fe and Monte Vista	48	0	0	48
Site 2: Santa Fe and Civic Center	239	0	0	239
Site 3: Santa Fe and Eucalyptus	64	0	0	64
Site 4: Santa Fe and Guajome	67	0	0	67
Site 5: Santa Fe and Pala Vista	131	0	0	131
<i>Subtotal</i>	<i>549</i>	<i>0</i>	<i>0</i>	<i>549</i>
Total Capacity	1,433	1,074	429	2,936
Remaining RHNA	596	147	182	925
Difference	+837	+927	+247	+2,011

B. Resources Available

1. Financial Resources

While the City of Vista has some access to state, federal, and local funding for affordable housing, the level of funding is far below what is needed to address the City's affordable housing needs, including the development, improvement, and preservation of affordable housing.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities.

Activities proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate income. Each activity must meet one of the three broad national objectives of:

- Benefit to low-and moderate income families;
- Aid in the prevention of elimination of slums or blight; or
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

The City of Vista receives an allocation of approximately \$900,000 in CDBG funds annually. A significant portion of the City's CDBG annual allocations have been used for improvements in the Vista Townsite Revitalization Area and the Greater North Vista area. The City will continue to use CDBG funds to assist low and moderate income individuals in improving the health and safety conditions of their homes through the rehabilitation of owner-occupied and mobile homes, maintenance of affordable housing through the Mobile Home Assistance Program, and implementation of capital projects that focus on sites for shelters.

HOME Investment Partnership Act (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide

range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

The City participates in the San Diego County HOME Consortium and receives an allocation of approximately \$200,000 in HOME funds annually. The City uses HOME funds primarily for the Residential Rehabilitation program.

Redevelopment Housing Set-Aside

As required by State Legislation, the Vista Redevelopment Agency (RDA) was dissolved as of February 1, 2012. Prior to dissolution in February 2012, State law required the City's redevelopment agency to set aside a minimum of 20 percent of all tax increment revenue generated from redevelopment projects for affordable housing. The "set-aside" or Lower and Moderate Income Housing Fund (LMIHF) must be used for activities that increase, improve, or preserve the supply of affordable housing. Redevelopment law required that all new or substantially rehabilitated housing units developed or otherwise assisted with the Agency's set aside funds must remain affordable to the targeted income group for at least 55 years for rentals and 45 years for ownership housing.

While the Agency no longer exists, the Successor Agency (the Community Development Commission of the City of Vista) has assumed responsibility for administering enforceable obligations of the RDA, completing existing projects, and moving forward with the process of formally dissolving the RDA operations over time. The City of Vista has a five-member City Council, which also serves as the Community Development Commission (CDC) and now the Successor Agency to Vista's Redevelopment Agency. With the elimination of the City's Redevelopment Agency, actions were taken to make the CDC the Housing Authority.

The elimination of redevelopment agencies has significantly reduced or eliminated the availability of funds for new low income housing, emergency rental assistance, security deposit assistance, and home-ownership programs. Activities supporting the development of Paseo Santa Fe have come to a trickle, emergency and other housing programs have been suspended, and infrastructure improvement projects supported with redevelopment dollars have come to a halt.

Per State law, the remaining housing set-aside funds have been used to make Recognized Obligation Payments. No new housing set-aside funds will be available. As of November 2012, the Vista CDC has a balance of \$0 in the LMIHF. Real property purchased with housing set-aside funds has been transferred to the City of Vista Housing Authority. Recent changes to the legislation (AB 1484) will allow the Housing Authority access to the approximately \$7 million of proceeds remaining from the 2010 Housing Bonds. In the Spring of 2012, the City issued a Request for Qualifications for the development of affordable housing at three sites. Disposition and Development Agreements are anticipated to be in place for these projects in early 2013.

Inclusionary Housing In-Lieu Fee

The City's Inclusionary Housing Ordinance requires six percent of new multi-family development to be reserved as affordable to lower income households. Developers are required to provide the affordable units on-site, with an option to pay an in-lieu fee for partial unit requirements. The in-lieu fees collected are used to support affordable housing. However, with the court decision on Palmer vs. City of Los Angeles, the City of Vista has suspended the inclusionary housing requirement on rental housing apartments. Overall, the in-lieu fee balance is limited.

2. Administrative Resources

City of Vista Community Development Department

The Community Development Department provides and coordinates development information and services to the public. Specifically, this involves inspection and enforcement of City-adopted building codes, plan checking for code compliance, issuance of City-required permits, record keeping of city maps, processing of site development plans.

The Planning division is tasked with ensuring that land uses in Vista comply with City codes, the General Plan, City Council and Planning Commission policies, and state law requirements. Approval of projects through the planning process is required prior to issuing grading and building permits. Advanced planning programs provided by the division include a comprehensive General Plan update (including periodic update of the Housing Element), preparing and amending specific plans, and conducting special land use studies as directed by the Planning Commission and City Council.

County of San Diego

The County of San Diego administers a number of housing programs on behalf of the City of Vista. These include the HOME program, Mortgage Credit Certificate Program, and Section 8 Housing Choice Voucher Program.

Nonprofit Organizations

Nonprofit housing developers and service providers are a critical resource for accomplishing the goals and objectives of this Housing Element. The following developers and service providers are some of the nonprofit organizations that have been active in the City and may assist in the implementation of Housing Element programs:

- Alpha Project
- Caritas Corporation
- Community Housing Works
- Faith-Based Community Development Corporation
- North County Lifeline
- North County Solutions for Change
- Trinity Housing

Chapter 5

Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2013-2021 Housing Element, the City of Vista has reviewed the housing programs adopted in 2005-2010 Housing Element (extended by law to cover through 2012) and evaluated the effectiveness of these programs in delivering housing services and assistance. Table 50 summarizes the City's progress toward the previous RHNA and Table 51 provides a detailed program-level assessment of housing accomplishments over the last planning period.

Table 50 Quantified Housing Objectives (2005-2012)

	Extremely Low		Very Low		Low		Moderate		Above Moderate		Total	
	Obj.	Act.	Obj.	Act.	Obj.	Act.	Obj.	Act.	Obj.	Act.	Obj.	Act.
<i>Units to be Constructed</i>												
Housing Development (Program 13)	15		55		80		0		0		150	
<i>Units to be Rehabilitated</i>												
Housing Rehab Loan (Program 1)	0	0	20	28	37	12	0	0	0	0	57	40
Acquisition/Rehab (Program 3)	5		5		40		0		0		50	
<i>Units to be Conserved</i>												
At-Risk Housing (Program 10)	30		37		0		0		0		67	
<i>Households to be Assisted</i>												
Housing Choice Voucher (Program 8)	250		250		0		0		0		500	
Vista Mobilehome Assistance (Program 9)	15	33	30	21	0	0	0	0	0	0	45	54
Vista Home Ownership (Program 14)	0	0	10	1	40	65	0	40	0	0	50	106
MCC (Program 15)	0	0	0	0	5	16	20	34	0	0	25	50
Homeownership Education (Program 16)	0		100		200		0		0		300	
Fair Housing (Program 22)	625	202	625	59	1,250	24	0	96	0	0	2,500	381
Total	890	235	1,015	81	1,495	105	20	170	0	0	3,420	591

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
<i>Goal #1: Maintenance and Preservation of Housing</i>		
1	<p>Citywide Housing Rehabilitation Loan Program</p> <p>The program aids homeowners with one time housing rehabilitation assistance. This program assists qualified homeowners who have an annual income that does not exceed 80 percent AMI.</p> <ul style="list-style-type: none"> Assist 57 households over five years. 	<p>Between July 2005 and December 2011, the City provided rehabilitation loans to 40 homeowners. Their income distribution is as follows:</p> <ul style="list-style-type: none"> 28 Very Low Income (50% AMI) 12 Low Income (80% AMI) <p>Continued Appropriateness: The City's Housing Rehabilitation Program serves as a valuable resource to lower income residents by providing them assistance in maintaining the value and worth of their home. The City plans on providing assistance to 10 households in FY 2011-2012 utilizing Calhome funding. This program is included in the 2013-2021 Housing Element.</p>
2	<p>Vistans Revitalizing Our Community (Vistans ROC)</p> <p>An annual one-day, largely volunteer community beautification program that includes a variety of exterior improvements within a target neighborhood.</p> <ul style="list-style-type: none"> Assist 125 households over five years. 	<p>Annually between 2005 and 2010, except for 2009, the City conducted a Vistans ROC cleanup day with volunteers. Most recently during FY 2010-11, approximately 600 volunteers provided a "facelift" to 27 distressed homes in the Townsite neighborhood through Vistans ROC. However, due to budget reductions, Vistans ROC was not held in 2011.</p> <p>Continued Appropriateness: This program is unlikely to continue due to lack of funding source.</p>
3	<p>Acquisition and Rehabilitation of Multi-Family Housing</p> <p>The City intends to provide support to developers that are looking to purchase distressed multi-family rental properties, undertake rehabilitation improvements, and secure long-term affordability covenants.</p>	<p>Due to funding issues, it is unlikely that the City will be directly involved in providing gap financing to developers.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
4 Emergency Rental Assistance	<p>This program provides emergency rental assistance to at-risk households, typically at extremely low and very low incomes.</p> <ul style="list-style-type: none"> Assist 112 households over five years. 	<p>The City implemented the new program in FY 2007 to provide emergency rental assistance to at-risk households, typically at extremely low and very low incomes. Assistance may include a loan of up to three months' rent. Between March 2007 and December 2011, the City assisted over 200 households at risk.</p> <p><i>Continued Appropriateness:</i> Given the current economic conditions, homeless prevention assistance is greatly needed but with the elimination of redevelopment, funding is no longer available. The City will pursue any applicable federal grants. This program is included in the 2013-2021 Housing Element with the intention of pursuing funding in the future.</p>
5 Security Deposit Assistance Program	<p>This program provides security deposit assistance to help place or transition households into housing.</p> <ul style="list-style-type: none"> Assist 145 households over five years. 	<p>The City implemented this new program in 2008. Between January 2008 and December 2011, the City has already assisted over 200 households. During FY 2010-11, a total of 83 Vista residents, over twice the annual goal of 40, received assistance with security deposit costs up to the amount of one month's rent.</p> <p><i>Continued Appropriateness:</i> At this time all funding has been spent and there are no available funds to sustain the program at prior levels. The City will pursue any applicable federal grants. This program is included in the 2013-2021 Housing Element.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
6 Mobile Home Park Accord	<p>This Accord between park owners and the City addresses affordability by limiting rent increases for certain units to changes in the Consumer Price Index and providing the means for dispute resolution between park tenants and owners as it relates to space rent costs and applicable passthroughs.</p> <ul style="list-style-type: none"> • Continue to monitor compliance with the mobile home park accord. 	<p>The City continues to administer the Accord through the Redevelopment/Housing Department. Participating parks provided their residents with a model lease that establishes limits on rental increases for mobile home spaces within the participating parks. The Accord is in effect until 2015, at which time staff would re-evaluate the agreement and make any necessary changes.</p> <p><i>Continued Appropriateness:</i> Mobile homes represent an important affordable housing resource in Vista. This program is included in the 2013-2021 Housing Element.</p>
7 Mobile Home Park Acquisition	<p>The City participated in the transfer of ownership of two mobile home parks in order to maintain affordable space rents.</p> <ul style="list-style-type: none"> • Enforce affordability covenants in Estrella de Oro (22 spaces) and in Vista Manor (120 spaces). 	<p>The City continued to enforce the affordability covenants in Estrella de Oro and Vista Manor.</p> <p><i>Continued Appropriateness:</i> These two mobile home parks have affordability covenants until 2058. The City will continue to enforce these covenants. This program is included in the 2013-2021 Housing Element.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
8 Housing Choice Voucher Program	<p>This program extends rental subsidies to very low income (50 percent MFI) families and elderly who spend more than 50 percent of their income on rent, live in substandard housing, or have been displaced.</p> <ul style="list-style-type: none"> • Assist the Housing Authority in marketing the program. • Work to maintain a high lease-out rate of the 500 vouchers issued to Vista households. • Support the County’s effort in seeking additional Section 8 allocations. 	<p>The County of San Diego Housing Authority administers the Housing Choice Voucher (Section 8) rental assistance program and has provided 492 families with assistance in Vista. The make-up of the assisted households included 89 elderly households, 361 small family households, and 42 large family households.</p> <p><i>Continued Appropriateness:</i> The waiting list for Section 8 assistance in Vista is approximately 1,867 households, which is an increase from last year's wait list of 1,589 households. There is an ongoing need for rental subsidies. This program is included in the 2013-2021 Housing Element.</p>
9 Vista Mobilehome Assistance Program	<p>This program provides mobile home owners assistance with their housing costs. Assistance includes space rent, utilities, insurance, taxes and maintenance.</p> <ul style="list-style-type: none"> • Assist approximately 45 households on an annual basis. 	<p>Between 2005 and 2011, approximately 8 mobilehome parks participated in the program, and 54 households were assisted.</p> <p><i>Continued Appropriateness:</i> There is an ongoing need for mobilehome park rents assistance. Due to the elimination of Redevelopment, the City intends to utilize HOME funding to continue the program. This program is included in the 2013-2021 Housing Element.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
<p>10 Preservation of Assisted Housing at Risk of Converting to Market Rate</p>	<p>The City guards against the loss of housing units available to lower income households.</p> <ul style="list-style-type: none"> • Monitor the status of HUD Notices of Intent and Plans of Action filed by property owners. • Establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. • Work with tenants of at-risk units by providing information regarding tenant rights and conversion procedures. • Explore potential funding sources for preservation/ replacement. • Assist tenants to apply for priority status in the Section 8 program upon notification of owners' decision to discontinue low income use. 	<p>The City has seven potentially at-risk projects with a total of 48 units affordable to very low income households. However, these projects are owned and operated by nonprofit housing providers and receive priority for HUD funding, their likelihood of converting to market-rate housing is low.</p> <p><i>Continued Appropriateness:</i> The City will continue to guard against the loss of affordable housing units. This program is included in the 2013-2021 Housing Element.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
<i>Goal #2: Housing Opportunities</i>		
11	<p data-bbox="239 350 527 423">Residential Sites Inventory</p> <p data-bbox="541 350 1136 500">Through zoning and general plan designations, the City maintains a residential sites inventory that is adequate to accommodate the City’s remaining share of regional housing needs.</p> <ul data-bbox="562 548 1136 941" style="list-style-type: none"> <li data-bbox="562 548 1136 643">• Maintain an inventory of residential sites and provide information to interested developers. <li data-bbox="562 646 1136 740">• Maintain an inventory of City-owned properties and other surplus sites owned by other public agencies. <li data-bbox="562 743 1136 808">• Coordinate public improvements in the Downtown Vista Specific Plan area. <li data-bbox="562 812 1136 876">• Promote development incentives to developers active in the region. <li data-bbox="562 880 1136 941">• Monitor the consumption of residential acreage. 	<p data-bbox="1159 350 1913 610">The City adopted the Downtown Vista Specific Plan in March 2010 and subsequently in June 2010, the City amended the Specific Plan with a Housing Subdistrict that establishes a preference for residential development. With the Downtown Vista Specific Plan, as amended, the City provided adequate sites to accommodate its RHNA for the 2005-2012 Housing Element.</p> <p data-bbox="1159 659 1913 805"><i>Continued Appropriateness:</i> The City will continue to maintain an adequate inventory of residential and mixed use sites to accommodate the City’s Regional Housing Needs Allocation. This program is included in the 2013-2021 Housing Element.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
12 Downtown Vista Specific Plan	<p>The City will begin implementation of the Downtown Vista Specific Plan.</p> <ul style="list-style-type: none"> • Allow multi-family residential development at a maximum density of 40 units per acre (and a minimum density of 20 units per acre) to occur via administrative reviews in the DVSP area. • Designate 22 acres of land within the Specific Plan for exclusive high density multi-family residential uses (accommodate 50 percent of the remaining RHNA of 892 units, estimated at a minimum density of 20 units per acre). • Ensure sites available for the remaining RHNA of 892 units are of adequate sizes that would accommodate at least 16 units (a site can comprise of multiple contiguous parcels). 	<p>The City adopted the Downtown Vista Specific Plan in March 2010. On June 22, 2010, the City Council adopted an ordinance to create a housing overlay sub-district of approximately 26 acres in size in the southern portion of Planning Area 4 of the Downtown Vista Specific Plan area. The purpose of the district overlay is to ensure exclusive availability of high density multi-family housing opportunities in accordance with the Housing Element and to accommodate the remaining RHNA of 892 units.</p> <p><i>Continued Appropriateness:</i> The City will continue to implement the Downtown Vista Specific Plan. This program is included in the 2013-2021 Housing Element as part of the Residential Sites Inventory program.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
13 Inclusionary Zoning Ordinance	<p>The City has an adopted inclusionary housing ordinance that requires six percent of new units on land zoned for multi-family residential development to be reserved for low income households (80 percent AMI).</p> <ul style="list-style-type: none"> • Continue to implement the inclusionary housing ordinance. • Complete review of the inclusionary housing ordinance. • Annually review the in-lieu fee amount to ensure adequate funding is generated to assist in the development of lower income housing. 	<p>The City has a couple of multi-family condominium projects being built, such as Copper Drive project, Oak Drive Villas, creating a total of 97 units where at least six percent of the condominiums will be sold to qualified low income residents.</p> <p>In response to the court decision on Palmer vs. City of Los Angeles regarding the City of Los Angeles inclusionary housing policy, the City of Vista has suspended the inclusionary housing requirements on rental apartments.</p> <p><i>Continued Appropriateness:</i> The City will continue to monitor the implementation of the Inclusionary Housing Ordinance. This program is included in the 2013-2021 Housing Element.</p>
14 Financial Assistance for Affordable Housing Development	<p>The City offers financial assistance through land assemblage and write-downs and direct financial assistance.</p> <ul style="list-style-type: none"> • Maintain an inventory of City and Agency-owned sites. • Provide finance assistance for the construction of 150 affordable units. • Contribute approximately \$10 to \$15 million to complete various infrastructure improvements in the S. Santa Fe Corridor. • Contribute approximately \$100,000 toward the construction of 15 apartments, protected with regulatory agreements for occupancy by very low income disabled adults. 	<p>Between 2005 and 2011, affordable housing construction included the following projects:</p> <ul style="list-style-type: none"> • Oleander/Tan: 5 low income inclusionary units in a 25-unit development using a density bonus • Solutions Family Center: 32 very low income units - partially funded with State HELP loan fund and County funds • Monarch: 19 low income inclusionary units in a 314-unit apartment development • Santa Fe Walk: 3 low income inclusionary units • Calle Elegante: 2 low income inclusionary units. • Construction on Parham House 1058 Anza Avenue (formerly known as 800 Arcadia Avenue), a new group home for 6 individuals with developmental and learning disabilities, began in 2010-11. The home is engineered to meet the future non-ambulatory needs of the residents as they age in place. Total construction cost is \$1,501,000.

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
		<p>Financial assistance is being provided by the CDC and HUD 811. The project is expected to be completed in Fall 2012.</p> <ul style="list-style-type: none"> December 2011 – Hallmark (Isabella Way), 1 inclusionary unit plus 1 underway. <p>The developer of the 347 West Los Angeles Street Project has been unable to acquire financing to proceed with the project. The City and the developer will continue to explore other options for affordable and/or special needs housing for the site.</p> <p><i>Continued Appropriateness:</i> The City has limited resources to facilitate affordable housing development, but will continue to pursue a variety of funding sources and provide development incentives to facilitate affordable housing construction. This program is included in the 2013-2021 Housing Element.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
<i>Goal #3: Home Ownership</i>		
15	<p>Vista Home Ownership Program</p>	<p>This program currently provides up to \$40,000 or 80 percent of the purchase price, whichever is less, in down payment assistance and non-recurring closing costs for single-family, duplex, town homes, condominiums, and mobile homes.</p> <ul style="list-style-type: none"> • Provide down payment assistance for 27 households over two years.
<p>Between 2005 and 2011, the City provided homeownership assistance to 106 households. The income distribution of those assisted is as follows:</p> <ul style="list-style-type: none"> • 1 Very Low Income • 65 Low Income • 40 Moderate Income <p><i>Continued Appropriateness:</i> This program is on hold due to lack of funding source.</p>		
16	<p>Mortgage Credit Certificates</p>	<p>MCCs are certificates issued to income qualified first-time home buyers authorizing the household to take a credit against federal income taxes of 15 percent of the annual mortgage interest paid.</p> <ul style="list-style-type: none"> • Assist in marketing the MCC program via City website and information at public counters. • Provide MCCs to 20 households over five years.
<p>Because of the reduced home values in Vista, more households are able to take advantage of the MCC program. Between 2005 and 2011, 50 households in Vista utilized MCCs to attain homeownership.</p> <p><i>Continued Appropriateness:</i> The City will continue to participate in the regional MCC program. This program is included in the 2013-2021 Housing Element.</p>		
17	<p>Homeownership Education Classes</p>	<p>The City will continue to refer interested households to free HUD approved providers.</p>
<p>The City refers interested households to free HUD approved providers.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.</p>		

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
<i>Goal #4: Housing for Persons with Special Needs</i>		
18 Reasonable Accommodation for Persons with Disabilities	<p>The City will adopt a formal policy on offering reasonable accommodations to persons with disabilities regarding the construction, preservation and improvement of housing.</p> <ul style="list-style-type: none"> • Adopt reasonable accommodation policy by the end of 2010. 	<p>Vista updated its Reasonable Accommodation Ordinance on June 12, 2007.</p> <p><i>Continued Appropriateness:</i> The City has updated its Reasonable Accommodation procedure to comply with State law and this program is no longer applicable.</p>
19 Housing for Special Needs Populations	<p>The City will make a number of amendments to its Zoning Ordinance in order to address housing for persons with special needs.</p> <ul style="list-style-type: none"> • Continue to seek a site for a permanent regional shelter within the North County region. • Remove development standards and locational criteria which may be limiting factors to the development of residential care facilities. • Amend Zoning Ordinance to address the provision of emergency shelters, transitional housing, supportive housing, and single-room occupancy housing. 	<p>Vista's Zoning Ordinance was updated on March 27, 2012 to address a range of housing for persons with disabilities and special needs. Specifically, the ordinance update:</p> <ul style="list-style-type: none"> • Identifies the C-2 zone as permitting or conditionally permitting emergency shelters, depending on whether a need for emergency shelters can be demonstrated by the applicant. • Permits supportive housing and transitional housing meeting the definition of regular housing in multi-family housing subject to the same development standards. <p>Construction of Parham House (1058 Anza Avenue), a new group home for individuals with developmental and learning disabilities, began in 2010-11. The project is expected to be completed in Fall 2012.</p> <p><i>Continued Appropriateness:</i> This program is completed and is not included in the 2013-2021 Housing Element. However, the City will continue to facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
20 Zoning Ordinance	<p>The City will undertake a major revision to its existing Zoning Ordinance following substantial progress of the comprehensive update of the General Plan already underway.</p> <ul style="list-style-type: none"> • Revise the Zoning Ordinance within one year of the adoption of the Housing Element to address specific issues identified in the Regional Analysis of Impediments to Fair Housing Choice. • Continue to monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development. • Monitor applications for Reasonable Accommodation that are: 1) received; 2) approved; 3) denied; and 4) if denied, the basis for denial. 	<p>The Vista Zoning Ordinance was updated to address a range of issues and State/federal laws:</p> <ul style="list-style-type: none"> • On August 11, 2009, the Zoning Ordinance was amended to include a density bonus ordinance (Section 18.90) consistent with State law. • On June 12, 2007, the Reasonable Accommodation Ordinance was adopted. Since adoption of the Reasonable Accommodation Ordinance, no applications were submitted or processed under these provisions. • On March 27, 2012. The definition of "family" was removed from Vista's Zoning Ordinance. • Vista's Second Dwelling Unit Ordinance was revised in 2007 (Section 18.31.010'j' to ensure compliance with State Law, however Section 18.06.160 was inadvertently left in the ordinance. This section was removed by March 27, 2012. • The March 27, 2012 update also explicitly allows manufactured housing units in single-family residential zoning districts. • As part of the Downtown Vista Specific Plan adoption, the City increased the multi-family/mixed use residential capacity significantly. <p><i>Continued Appropriateness:</i> This program is complete and is not included in the 2013-2021 Housing Element. However, the City will continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential development in the community.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
21 Development Fees	<p>Development fees contribute to the cost of housing and the City may offer direct financial assistance to offset development fees for affordable and senior housing projects.</p> <ul style="list-style-type: none"> Continue to monitor all residential development fees to assess their impact on housing costs, and if feasible and appropriate, offer financial assistance to affordable housing projects to offset the cost impact of development fees. 	<p>The City participated in the Building Industry Association (BIA) of San Diego 2007-2008 survey of residential development fees. According to the survey, the City has one of the lowest permit/development fees among most neighboring jurisdictions.</p> <p><i>Continued Appropriateness:</i> The City will continue to monitor development fees to assess their impact on housing costs. This program is included in the 2013-2021 Housing Element.</p>
22 Expedited Project Review	<p>In accordance with the State Streamlining Review Act, the City attempts to complete the permitting process for residential projects within 180 days.</p> <ul style="list-style-type: none"> Continue to prioritize the review of affordable housing projects and streamline the permitting process. 	<p>Since 2007, housing construction in the City has come to a standstill. The City has no backlogs of development applications and therefore, prioritize processing has not been necessary.</p> <p><i>Continued Appropriateness:</i> As the economy improves, the City will continue to offer prioritize processing for affordable housing projects. This program is included in the 2013-2021 Housing Element.</p>

Table 51 Review of Past Accomplishments

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
<i>Goal #5: Fair Housing Practices</i>		
23	Fair Housing	<p>The City, through a qualified provider, offers fair housing services for its residents and property owners.</p> <ul style="list-style-type: none"> • Continue to comply with the fair housing planning requirements of the CDBG and HOME programs. • Continue to participate in the Fair Housing Resources Board to coordinate regional responses to fair housing issues. • Provide fair housing information to approximately 2,500 persons and one-on-one services (such as mediation) to a minimum of 50 persons on an annual basis. <p>In 2010-2011, the City participated in the Regional Analysis of Impediments (AI) to Fair Housing Choice. The City has already undertaken Zoning Ordinance amendments to address the impediments identified in the AI.</p> <p>City staff continues to participate in the Fair Housing Resources Board.</p> <p>The City currently contracts with North County Lifeline to provide fair housing services in Vista. Annually, NCL assists approximately 50 residents/landlords regarding fair housing and tenant/landlord disputes. NCL also provides a range of outreach and education activities to thousands of individuals to further fair housing in Vista. Beginning in FY 2011-2012, fair housing testing will be conducted periodically.</p> <p><i>Continued Appropriateness:</i> The City will continue to actively further fair housing. This program is included in the 2013-2021 Housing Element.</p>

Chapter 6

Housing Plan

The Housing Plan identifies the City’s housing goals, policies, and implementing programs. The overall strategy is to present a balanced and diverse array of policies that cover four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element were organized into concise goal and policy directives.

A. Goals and Policies

1. Maintenance and Preservation of Housing

As of 2010, approximately 48 percent of all housing units in Vista were built prior to 1980, potentially requiring minor repairs and modernization improvements. The City also estimates that between 500 and 600 units are considered to be substandard. It is, therefore, important that the City facilitate an ongoing housing maintenance program. The City’s goal is to preserve the existing housing stock and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value in the future. In addition, it is important to conserve affordable housing units in the community to maintain adequate housing opportunities for all residents.

Goal 1.0: **Maintain and Enhance the Quality of Residential Neighborhoods in Vista, and Conserve the Existing Supply of Affordable Housing.**

Policy 1.1: Utilize neighborhood revitalization strategies to focus financial resources and efforts in improving targeted neighborhoods.

Policy 1.2: Continue to provide rehabilitation assistance and homeownership programs to economically depressed areas and lower income property owners to correct housing deficiencies.

Policy 1.3: Continue to utilize a complaint-driven code enforcement process to bring substandard units into compliance with City codes and to improve overall housing conditions in Vista. When violations are found, work with property owners to identify resources to correct the violations.

Policy 1.4: Preserve affordable housing in the City’s mobile home parks through mechanisms such as the Mobile Home Park Accord and rental assistance.

Policy 1.5: Preserve “at-risk” affordable units through monitoring, working with property owners/managers, and identifying potential funding sources.

Policy 1.6: Implement relocation and replacement housing plans as required.

Policy 1.7: Encourage energy conservation improvements to the existing housing stock.

2. Housing Opportunities

The City of Vista encourages the production of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet the existing and future needs of all groups. The provision of a balanced inventory of housing in terms of unit type (e.g. single-family, town homes, apartments and condominiums), cost, and style will allow the City to fulfill a variety of housing needs.

Goal 2.0: Encourage Adequate Provision of a Wide Range of Housing by Location, Type of Unit, and Price to Meet the Existing and Future Needs of Vista Residents.

Policy 2.1: Seek to provide a variety of residential development opportunities to meet the City’s share of regional housing needs.

Policy 2.2: Seek to attain maximum leverage of City resources with those of private and non-profit entities on affordable housing projects.

Policy 2.3: Encourage housing constructed expressly for very low, low, and moderate income households be located throughout the City.

Policy 2.4: Require the design of affordable housing developments be compatible with the surrounding neighborhood, and not appear any different than market-rate developments.

Policy 2.5: Maintain an inclusionary housing ordinance as a mechanism to integrate affordable units within market-rate developments.

Policy 2.6: Require community involvement in the planning and design of all assisted housing projects.

Policy 2.7: Encourage the use of energy conservation techniques in new construction.

3. Home Ownership

The option of home ownership has become a privilege in Southern California which is often not available to lower or even moderate income households as first-time homebuyers. While condominiums offer a relatively affordable home ownership option in Vista, the downpayment serves as a barrier to many potential home buyers.

Goal 3.0: Provide Increased Opportunities for Home Ownership.

Policy 3.1: Continue to maintain an inclusionary housing policy that applies to condominium developments.

Policy 3.2: Explore funding sources for home purchasing assistance for lower income households.

4. Housing for Persons with Special Needs

Goal 4.0: Enable Homeless Individuals and Families to Move from Homelessness to Self-Sufficiency.

Policy 4.1: Coordinate with the San Diego Regional Task Force for the Homeless, and other agencies, for needs assessment and resource allocation.

Policy 4.2: Offer housing assistance to homeless individuals using a continuum of care model to address issues related to homelessness (e.g. emergency, transitional, and permanent housing linked with case management, employment, health and mental health, substance abuse, etc.).

Policy 4.3: Encourage a regional fair share approach to providing housing opportunities and assistance to homeless.

Policy 4.4: Work with nonprofits to provide transitional housing and emergency shelters in accordance with the City's Homeless Master Plan.

5. Removal of Constraints on Housing Development

Governmental policies and market conditions can constrain housing development and affect affordability. While the City has little influence on market conditions, certain governmental

regulations affecting the maintenance, improvement, and development of housing can be minimized to facilitate new construction.

Goal 5.0: Remove Governmental Constraints on Housing Development.

Policy 5.1: Periodically review City regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of housing units to ensure they do not unduly constrain housing development.

Policy 5.2: Prioritize review of affordable housing projects and expedite the permitting process.

6. Fair Housing Practices

In order to make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

Goal 6.0: Promote Fair Housing Practices

Policy 6.1: Provide fair housing services to Vista residents, and assure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 6.2: Implement the action items identified in the Regional Analysis of Impediments to Fair Housing Choice (AI) to further access to fair housing in Vista.

B. Housing Programs

1. Maintenance and Preservation of Housing

Program 1: Citywide Housing Rehabilitation Loan Program

This is an owner-occupied rehabilitation loan program that can be applied to single-family, duplex or mobile homes. The program aids owners who have an annual income that does not exceed 80 percent AMI. The program addresses health and safety issues, code violations, and seeks to improve the quality of Vista’s housing stock. The maximum loan amount is \$50,000 for single-family homes or duplexes and \$25,000 for mobile homes. When the property is sold, leased or no longer owner-occupied, the loan must be re-paid; five percent interest for single-family home loans and zero percent interest for mobile home loans. For loans on single-family homes the interest is forgiven after ten years.

Funding:	HOME funds
Responsible Agency:	Redevelopment and Housing
Objectives and Timing:	<ul style="list-style-type: none"> Assist 80 households during the planning period, with an average of 10 households annually.

Program 2: Rental Assistance Programs

The City of Vista has a significant need for rental assistance for lower income households at risk of becoming homeless, especially for extremely low and very low income households. To address the needs of this vulnerable segment of the population, the City had previously intended to implement two housing programs that would target assistance to extremely low and very low income households at risk of becoming homeless:

- **Emergency Rental Assistance Program:** Provides emergency rental assistance to at-risk households, typically at extremely low and very low incomes. Assistance may include a loan of up to three months’ rent.
- **Security Deposit Assistance Program:** Provides security deposit assistance to help place or transition households into housing.

However, with the dissolution of the Redevelopment Agency and diminishing CDBG and HOME allocations, the City has not been able to implement these programs. Nonetheless, the need for rental assistance persists in the community and is exacerbated by the current economic conditions. The City will continue to explore available funding sources for these programs in the future.

Funding:	None currently allocated
Responsible Agency:	Redevelopment and Housing
Objectives and Timing:	<ul style="list-style-type: none"> Pursue any applicable state and federal grants. Annually research Notices of Funding Availability to identify potential funding for these programs.

Program 3: Mobile Home Park Accord

This Accord between park owners and the City addresses affordability by limiting rent increases for certain units to changes in the Consumer Price Index and providing the means for dispute resolution between park tenants and owners as it relates to space rent costs and applicable passthroughs. The Accord is in effect until 2015, at which time staff will re-evaluate the agreement and make any necessary changes.

Funding:	Departmental budget
-----------------	---------------------

Responsible Agency:	Redevelopment and Housing
Objectives and Timing:	<ul style="list-style-type: none"> • Continue to monitor compliance with the mobile home park accord. • Re-evaluate the Mobile Home Park Accord in 2015 and make necessary changes to enhance its effectiveness.

Program 4: Mobile Home Park Acquisition

The City participated in the transfer of ownership of two mobile home parks – Estrella de Oro and Vista Manor – in order to maintain affordable space rents. These two mobile home parks have affordability covenants until 2058.

Funding:	Departmental budget
Responsible Agency:	Redevelopment and Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to enforce affordability covenants in Estrella de Oro (22 spaces) and in Vista Manor (120 spaces).

Program 5: Housing Choice Voucher Program

The Housing Choice Voucher Program (formerly known as Section 8) extends rental subsidies to very low income (50 percent AMI) families and elderly who spend more than 50 percent of their income on rent, live in substandard housing, or have been displaced. The City of Vista is under the jurisdiction of the Housing Authority of the County of San Diego which administers the program on behalf of the City.

Funding:	Section 8 funding allocation
Responsible Agency:	Housing Authority of the County of San Diego
Objectives and Timing:	<ul style="list-style-type: none"> • Assist the Housing Authority in marketing the program via City website and information at public counters. • Work to maintain a high lease-out rate of the 483 vouchers issued to Vista households. • Support the County’s effort in seeking additional Section 8 allocations.

Program 6: Vista Mobilehome Assistance Program

This program provides mobile home owners assistance with their housing costs. Assistance includes space rent, utilities, insurance, taxes and maintenance, and is intended to bring the household to an affordable housing cost. The assistance is based upon household income. Applicants must meet the following requirements:

- Registered owner-occupant of a mobile home located in a Vista participating park.
- Gross household income does not exceed 50 percent MFI.
- Net household assets do not exceed \$50,000.

- Household will pay 30 percent of its gross income for housing costs

The City is currently revising the Vista Mobile-home Assistance Program. Due to the elimination of the Redevelopment Agency, Housing Set-Aside Funds that were used for the program are no longer available. Rather than abruptly ending the program, HOME funds will be used for this program in Fiscal Year 2012-2013 (and likely in Fiscal Year 2013-2014). This will allow participants to transition off of the program.

Funding:	HOME funds
Responsible Agency:	Redevelopment and Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> • Assist approximately 50 households for an average of 25 households annually FY 2012-2013 through FY 2013-2014 (unless additional funding can be obtained), • Pursue additional funding in FY 2013-2014 and thereafter.

Program 7: Preservation of Assisted Housing at Risk of Converting to Market Rate

In order to meet the housing needs of persons of all economic groups in Vista, the City must guard against the loss of housing units available to lower income households. A total of 73 units in eight lower income rental projects are technically at risk of conversion to market rate prior to December 31, 2022. However, seven of these projects are all owned by nonprofit housing providers and receive priority for HUD funding; the likelihood of these projects converting to market-rate housing is limited. The City's objective is to retain the existing affordable housing as low income housing. The City of Vista will implement the following actions on an ongoing basis to conserve its affordable housing stock.

Funding:	Inclusionary Housing In-Lieu Fee; other state and federal loans and grants
Responsible Agency:	Redevelopment and Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> • Monitor the status of HUD Notices of Intent and Plans of Action filed by property owners. • Work with tenants of at-risk units by providing information regarding tenant rights and conversion procedures. Ensure property owners comply with California's requirement of tenant notification one year prior to conversion. • Explore potential funding sources for preservation/replacement. • Assist tenants in applying for priority status in the Section 8 program upon notification of owners' decision to discontinue low income use.

Program 8: Sustainable Building Program

During early 2013, the City is expected to adopt a Climate Action Plan (CAP), a long-range plan to reduce GHG emissions from municipal operations and community activities within Vista and prepare for the anticipated effects of climate change. The CAP will also help achieve multiple community goals such as lowering energy costs, reducing air pollution, supporting local economic development, and improving public health and quality of life. The City is committed to reducing its GHG emissions by 15 percent below 2005 levels by 2020, consistent with AB 32. As part of the CAP, the City has committed to ensuring that new development complies with the energy efficiency and green building standards identified in Title 24 of the California Code of Regulations. To further this objective, in October 2010, the City adopted by reference the CALGreen Code into the City’s Development Code, Chapter 16.30.

Because approximately 49 percent of housing units in Vista were constructed prior to Title 24 of the California Code of Regulations, the City will also facilitate voluntary energy efficiency improvements and upgrades in existing residential, commercial, and industrial buildings within the City.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to enforce the California Energy Code and CALGreen Code through the development review process. • Continue to provide information and forms on the City's website to facilitate project compliance with the CALGreen Code. • Partner with SDG&E to provide and promote energy efficiency and conservation education, training, rebates, and incentives to Vista residents, businesses, and employees. • Provide information on the City’s website related to steps that residents and businesses can take to conserve energy and increase efficiency, including links to energy efficiency and conservation programs and websites, such as Energy Upgrade California and Flex Your Power.

2. Housing Opportunities

Program 9: Residential Sites Inventory

Through zoning and general plan designations, the City maintains a residential sites inventory that is adequate to accommodate the City’s remaining share of regional housing needs. The City’s Regional Housing Needs Assessment (RHNA) is 1,374 units (343 units for very low income, 260 units for low income, 241 units for moderate income, and 530 units for above

moderate income). As of October 2012, the City has already fulfilled a portion of its RHNA, with a remaining RHNA of 925 units (342 units for very low income, 254 units for low income, 147 units for moderate income, and 182 for above moderate income). The City’s vacant and underutilized residential sites inventory offers residential development potential that exceeds the remaining RHNA.

Future residential growth is expected to occur primarily in the City’s Downtown Vista Specific Plan (DVSP) area, especially in areas where transit-oriented development is most feasible. The DVSP offers a range of incentives to facilitate higher density and mixed use developments.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Maintain an inventory of residential and mixed use sites and provide information on vacant and underutilized sites to interested developers. • Maintain an inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses. • Coordinate public improvements in the Downtown Vista Specific Plan area to facilitate revitalization in the area. • Promote development incentives (higher density, reduced parking, and other development standards) to developers active in the region. • Monitor the consumption of residential acreage to ensure an adequate inventory is available. • Investigate tracking rents for second units.

Program 10: Inclusionary Zoning Ordinance

The City has an adopted inclusionary housing ordinance that requires six percent of new units on land zoned for multi-family residential development to be reserved for low income households (80 percent AMI). The ordinance provides for the City’s option of land dedication or payment of an in-lieu fee as an alternative to providing on-site affordable units. The City Council adopted a policy that allows developers to pay an in-lieu fee only on partial unit requirements. Single-family developments constructed within a Multiple Residential (RM) zone are also subject to the City’s inclusionary regulations. However, in light of the court decision of *Palmer vs. City of Los Angeles* invalidating the City of Los Angeles’ inclusionary housing policy on rental housing, the City of Vista has suspended the rental apartment component of the inclusionary housing ordinance.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning

Objectives:	<ul style="list-style-type: none"> • Continue to implement the inclusionary housing ordinance. • Annually review the in-lieu fee amount to ensure adequate funding is generated to assist in the provision of affordable housing.
--------------------	---

Program 11: Affordable Housing Development

The City can utilize CDBG and HOME funds to write-down the cost of land for the development of low and moderate income housing. The intent of this program is to reduce land costs to the point where it becomes economically feasible for the private developer to build units affordable to low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition.

The City continues to seek the development of affordable housing to address special needs populations (seniors, severely mentally ill, physically disabled, eldercare, large families, and children transitioning from foster care). TERI (Training, Education, & Research Institute) is a non-profit organization whose mission is to provide individuals with developmental and learning disabilities the ability to lead a valued, meaningful and fulfilling life in a group home atmosphere. TERI has identified a need for a home that can provide a more intensive level of care to assist residents who are non-ambulatory and medically fragile which would allow them to age in place. The project will provide a new group home for up to six individuals with developmental and learning disabilities as well as provide a special needs population a home that is engineered to meet their non-ambulatory needs as they age in place. The home is expected to open by the summer of 2012.

Funding:	CDBG and HOME
Responsible Agency:	Redevelopment and Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> • Maintain an inventory of City and Agency-owned sites, provide the inventory to developers, and encourage development of affordable housing on City- and Agency-owned land. • As funding permits, provide finance assistance for the construction of affordable units. Target a portion of the units for extremely low income households. • Complete various infrastructure improvements in the S. Santa Fe Corridor. Improvements include design and construction of necessary flood control facilities and the completion of a FEMA Letter of Map Revision to correct drainage problems and remove affected properties from the floodplain.

3. Home Ownership

Program 12: Homeownership Assistance

In the past, the City’s homeownership assistance for lower and moderate income households consisted of three components:

- **Vista Home Ownership Program (VHOP):** Provides assistance for downpayment assistance and non-recurring closing costs for lower income households to purchase single-family homes, duplex, townhomes, condominiums, and mobilehomes.

- **Mortgage Credit Certificates (MCC):** MCC is a way for the City to further leverage homeownership assistance. MCCs are certificates issued to income qualified first-time home buyers authorizing the household to take a credit against federal income taxes of 15 percent of the annual mortgage interest paid; no City guarantee required. The City is a part of a coalition consisting of the County of San Diego and several other cities in providing MCCs to income-qualified first-time home buyers. The program is administered by the County Department of Housing and Community Development and the City contributes to the administration costs annually using redevelopment set-aside funds. First-time home buyers who are interested in the MCC program are referred by the City to the County. The MCCs are available to households in the coalition on a first-come-first-serve basis.

- **Homeownership Education Classes:** The City refers interested households to free HUD-approved providers.

The VHOP was funded with HOME and CalHOME funds. With federal budget cuts, the availability of HOME and CalHOME funds has been seriously impacted. The City has put the VHOP on hold due to lack of funding.

Funding:	VHOP - None allocated currently MCC - Allocations from the State Tax Credit Allocation Committee
Responsible Agency:	VHOP - Redevelopment and Housing MCC - County of San Diego Housing and Community Development Department

Objectives and Timeframe:	<ul style="list-style-type: none"> • Assist in marketing the MCC program via City website and information at public counters. • Provide MCCs to 50 households over eight years. • Annually explore funding opportunities for re-instating the VHOP or similar programs to provide homeownership assistance. • Continue to refer interested households to free HUD-approved homeownership education classes.
----------------------------------	---

4. Housing for Persons with Special Needs

Program 13: Housing for Special Needs Populations

The Vista Zoning Ordinance was updated to address a range of issues and State/federal laws between 2009 and 2012. However, additional changes are required to address the provision of supportive housing pursuant to State law. The City will continue to monitor its policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. The City will also facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Amend the Zoning Ordinance, within one year of Housing Element adoption, to specify that supportive housing meeting the Health and Safety Code definitions should be considered a residential use and permitted in zones where residential use is permitted and subject to the same development standards. • Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs. • Facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.

5. Removal of Constraints on Housing Development

Program 14: Zoning Ordinance

The Vista Zoning Ordinance was updated to address a range of issues and State/federal laws between 2009 and 2012. However, the City will continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed use development in the community. The City will also revisit its parking regulations to specifically address affordable housing development.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives:	<ul style="list-style-type: none"> • Continue to monitor the City's Zoning Ordinance to ensure standards do not unduly constrain residential and mixed use development.
	<ul style="list-style-type: none"> • Review parking regulations for affordable housing projects, especially for projects within ¼-mile radius from transit centers so as to help reduce overall project costs and better serve the needs of residents, during 2013.

Program 15: Development Fees

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. These fees are not considered excessive compared to surrounding communities. In addition to City fees charged at the time building permits are issued, developers are required to pay school impact and water connection fees. Permit processing and impact fees account for approximately seven percent of the cost to construct a one-family unit and roughly six percent of construction costs for each unit within a multi-family development. Nevertheless, in 2013, City staff will be recommending deferral of payment of development impact fees so that these fees are not due at building permit issuance stage and instead due later during issuance of certificate of occupancy.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to monitor all residential development fees to assess their impact on housing costs, and if feasible and appropriate, offer financial assistance to affordable housing projects to offset the cost impact of development fees.
	<ul style="list-style-type: none"> • During 2013, City staff will be recommending deferral of payment of development impact fees so that they are not due at building permit issuance stage and instead due later at certificate of occupancy issuance.

Program 16: Expedited Project Review

In accordance with the State Streamlining Review Act, the City works to complete the permitting process for residential projects within 180 days. Since 2007, housing construction in the City has come to a standstill. The City has no backlog of development applications; therefore, priority processing has not been necessary.

Funding:	Departmental budget
-----------------	---------------------

Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> As needed, the City will continue to offer prioritize processing for affordable housing projects.

Program 17: Farmworker Housing

Under California Health and Safety Code 17021.5, farmworker housing up to 12 units or 36 beds treated as an agricultural uses and therefore be permitted in any zone that permits agricultural uses. Currently, the City permits agricultural uses as well as farmworker housing in the Agricultural (A-1) zone. However, the City also permits agricultural uses in the E-1 and R-1 zones with no corresponding provisions for farmworker housing in these zones. The City will amend its Zoning Ordinance to permit farm employee housing in the E-1 zone. The City will also remove agricultural uses from the list of permitted uses in the R-1 zone. Any existing agricultural uses in the R-1 zone will be grandfathered in.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> Within one year of adoption of the Housing Element, the City will amend its Zoning Ordinance to permit farm employee housing in the E-1 zone. The City will also remove agricultural uses from the list of permitted uses in the R-1 zone. Any existing agricultural uses in the R-1 zone will be grandfathered in.

6. Fair Housing Practices

Program 18: Fair Housing

The City, through a qualified provider, offers fair housing services for its residents and property owners. The fair housing service provider:

- Responds to all complaints regarding violations of the fair housing laws;
- Provides tenant/landlord mediation services;
- Promotes community awareness of fair housing; and
- Implements the Fair Housing Action Plan in response to the Analysis of Impediments (AI) to Fair Housing Choice

In 2010-2011, the City participated in the Regional Analysis of Impediments (AI) to Fair Housing Choice. The City has already undertaken Zoning Ordinance amendments to address the impediments identified in the AI. City staff continues to participate in the Fair Housing Resources Board. The City currently contracts with a qualified organization to provide fair housing services in Vista.

Funding:	CDBG funds
Responsible Agency:	Fair housing service provider selected on an annual basis through a Request-for-Proposal process.
Objectives:	<ul style="list-style-type: none"> • Continue to comply with the fair housing planning requirements of the CDBG and HOME programs. • Continue to participate in the Fair Housing Resources Board to coordinate regional responses to fair housing issues. • Provide fair housing information to the community and one-on-one services (such as mediation).

C. Quantified Objectives

The City has proposed its objectives for the 2013-2021 Housing Element period based on financial resources, past experience, and staff capacity. The following Table 52 summarizes the City's quantified objectives for the 2013-2021 period by income group.

Table 52: Quantified Objectives: 2013-2021

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<i>Units to be Constructed</i>						
Residential Sites Inventory	171	172	260	241	530	1,374
<i>Units to be Rehabilitated</i>						
Housing Rehabilitation Loan	10	20	50			80
<i>Units to be Conserved</i>						
Preservation of At-Risk Housing	24	24				48
<i>Households to be Assisted</i>						
Housing Choice Voucher	240	240				480
Vista Mobilehome Assistance	25	25				50
Program 12 (MCC)		10	40			50

Appendix A

Public Outreach

1. Housing Developer Interviews

Faith Based Community Development Corporation

2195 Oceanside Boulevard
Oceanside, CA 92054

Contact: Daniel Scott, Founder and Executive Director

Projects in Vista: The organization currently does not have any affordable housing projects under its banner.

Developer Comments: The organization's affordable housing activity has been put on hiatus. Most of the group's efforts focus on homebuyers and first-time homebuyers education programs in order to clarify the home buying process. The demand for their education services has increased over time. Overall the organization has always had good working relations with the staff representing Vista.

North County Lifeline

200 Michigan Avenue
Vista, CA 92084

Projects in Vista: Contributing role as a supervisor for a portion of the units at a future development off of Santa Fe Ave.

Developer Comments: North County Lifeline is not a housing developer; however, the organization does partner with Community Housing Works (CHW) to develop projects. The organization primarily acts as a social service provider, which has yielded good responses throughout the communities of North San Diego County that they serve. Recent work with the City and CHW led to the future development of 67 units of affordable housing on two lots located on Santa Fe Avenue. A portion of the units, approximately 15%, will be for foster youth, which North County Lifeline will supervise. There has been a large increase in an amount of clientele seeking help. Issues of concern involve more and more people who need housing, rental and security deposit assistance, and referrals for those in mortgage trouble. The organization has enjoyed an open access relationship in working with the City of Vista, which has been effective. With Redevelopment Funds from the City no longer available the organization's capabilities to serve clientele has been harmed as it can no longer offer rental

assistance. The Redevelopment issue and lack of funding has created a wall, which the organization understands is too difficult address, but has definitely affected the way they are able to help. The City can aid the organization's efforts by considering the issues emphasized above and how alternative forms of supports for such programs can be delivered.

2. Outreach Mailing List

Table A-1 provides the outreach list used for the Housing Element update public participation program. This list contains housing providers, housing professionals, and agencies and organizations that serve the needs of lower and moderate income persons and those with special needs.

Table A-1: Public Meeting Invitee List

Organization	Contact & Title	Address	City	State	Zip Code	Phone Number	E-Mail
Access to Independence of North County	Louis Frick, Executive Director	1440 S. Escondido Blvd., Suite D	Escondido	CA	92025	619- 293-3500	info@a2isd.org
Affirmed Housing Group	James Silverwood, President, CEO	13520 Evening Creek Drive North, Suite 160	San Diego	CA	92128	858-679-2828	jim@affirmedhousing.com
Affordable Housing Advocates	Catherine A. Rodman Arlyn Escalante	4305 University Avenue, Suite 110	San Diego	CA	92105		ahadvocates@sbcglobal.net
The Angel's Depot	Susan Hall, Founder & Executive Director	1497 Poinsettia Avenue, Suite 158	Vista	CA	92081	760-599-7093	susanhall@theangelsdepot.org
Boys & Girls Club	Matt Koumaras, Executive Director	410 W. California Avenue	Vista	CA	92083	760-724-6606	matt@bgcvista.com
Brother Benno Foundation	Elizabeth Windle	3260 Production Avenue	Oceanside	CA	92058	760-439-1244 ext 113	elizabethwindle@att.net
Caring Council of San Diego	Don Davis			CA		619- 971-9080	dadilene@gmail.com
Casa de Amparo	Mary Alice Cedrone, Controller	325 Buena Creek Road	San Marcos	CA	92069	760-754-5500	macedrone@casadeamparo.org
Catholic Charities Diocese of San Diego	Caroline Wessel, Program Director	349 Cedar Street	San Diego	CA	92101	619-231-2828 ext 232	cwessel@ccdsd.org
Center for Social Advocacy		131 Avocado Avenue	El Cajon	CA	92020	619-444-5700	info@c4sa.org
City of Vista	Bill Crane			CA		760-726-1340 ext 1531	bcrane@cityofvista.com
Community Housing Works	Sue Reynolds, President & Chief Executive Officer	4305 University Avenue Suite 550	San Diego	CA	92105	619- 282-6647, ext. 5690	sreynolds@chworks.org
Elderhelp of San Diego	Leane Marchese, Executive Director	4069 30th Street	San Diego	CA	92104	619-284-9281	lmarchese@elderhelpofsandiego.org
Fair Housing Council of San Diego		625 Broadway, Suite 811	San Diego	CA	92101	619- 699-5888	admin1@fhcsd.com
Father Joe's Village	Sister Patricia Cruise, SC, CEO	3350 E Street	San Diego	CA	92102	619-446-2100	question@neighbor.org

Table A-1: Public Meeting Invitee List

Organization	Contact & Title	Address	City	State	Zip Code	Phone Number	E-Mail
Fraternity House, Inc.	Mary Jones-Kirk, Executive Director	20702 Elfin Forest Road	Escondido	CA	92029	760-736-0292 ext. 101	mjkfraternityhouse@prodigy.net
From the Inside Out, Inc.	Priscilla Steiner, CEO & Founder	PO Box 1095	Oceanside	CA	92051	760-518-6952	fromtheinsideout@gmail.com
Housing Opportunities Collaborative	Appaswamy Pajanor, President & Executive Director	1100 Broadway	San Diego	CA	92101		pajanor@housingcollaborative.org
The Jacobs & Cushman San Diego Food Bank	J. Scofield Hage, President & CEO	9850 Distribution Avenue	San Diego	CA	92121	858-863-5149	jshage@sandiegofoodbank.org
Legal Aid Society of San Diego, Inc.		110 S. Euclid Avenue	San Diego	CA	92114		MaricelaW@lassd.org
Legal Aid Society of San Diego, Inc.		216 S. Tremont Street	Oceanside	CA	92054		
Mama's Kitchen	Alberto Cortes, Executive Director	3960 Home Avenue	San Diego	CA	92105	619-233-6262	alberto@mamaskitchen.org
Meals on Wheels	Charlotte Fan, Manager	930 Boardwalk Street, Unit C	San Marcos	CA	92078	760-736-9900	cfan@meals-on-wheels.org
NC Community Services	Stan Miller, Executive Director	1557 Grand Ave. Suite C	San Marcos	CA		760-471-5483	smiller@nccs.org
NC Interfaith Council	Rita Zeigler, Director, Senior & Disabled Services	550 West Washington Avenue, Suite B	Escondido	CA	92025	760-489-6380	rzeigler@interfaithservices.org
NC Lifeline	Donald Stump, Executive Director	200 Michigan Avenue	Vista	CA	92084	760-842-6250	dstump@nclifeline.org
NC Solutions for Change	Chris Megison, President and Executive Director	890 East Vista Way	Vista	CA	92084	760-941-6545 ext 303	chris@solutionsforchange.org
Operation HOPE	Russell Blackwood, Director	P.O. Box 3273	Vista	CA	92085	760-500-0339	russtcarman@yahoo.com
San Diego County Office of Government and Public Affairs - Health and Human Services Agency	Caroline Smith	1700 Pacific Highway	San Diego	CA	92101		Caroline.Smith@sdcounty.ca.gov

Table A-1: Public Meeting Invitee List

Organization	Contact & Title	Address	City	State	Zip Code	Phone Number	E-Mail
Palomar Family Counseling Services	Irene Saper, Executive Director	1002 East Grand Avenue	Escondido	CA	92025	760-741-2660	pfcs@sbcglobal.net
Pride of Vista Lions Club	Jeannie McKinley	P.O. Box 258	Vista	CA	92085	760-945-6950	mckinleytax@yahoo.com
Salvation Army Adult Rehab Center				CA		619-231-6000	
San Diego Association of Governments	Susan Baldwin	401 B Street, Suite 800	San Diego	CA	92101		Susan.Baldwin@sandag.org
San Diego Association of Realtors		4845 Ronson Court	San Diego	CA	92111		govaffairs@sdar.com
San Diego Community Housing Corporation		6160 Mission Gorge Rd. Suite #204	San Diego	CA	92120	619-876-4222	
San Diego Habitat for Humanity	Rick Rodriguez, Manager	10222 San Diego Mission Road	San Diego	CA	92108		
San Diego County Housing and Community Development	Maria Cavarlez	3989 Ruffin Road	San Diego	CA	92123		maria.cavarlez@sdcounty.ca.gov
San Diego Home Loan Counseling and Education Center		3180 University Avenue, Suite 300	San Diego	CA	92104	619- 624-2330	customerservice@sdhomeloan.org
San Diego Regional Center – North County		1370 W/ San Marcos Road, Suite 100	San Marcos	CA	92078	phone: (760) 736-1200	
San Diego Housing Federation	Sean Wherley, Policy Director	110 West C Street, Suite 1811	San Diego	CA	92101		sean@housingsandiego.org
San Diego Interfaith Housing	Matthew Jumper, President	7956 Lester Avenue	Lemon Grove	CA	91945	619-668-1532	mjumper@sdihf.org
San Diego Urban League Housing Office	Ray King, President and CEO	720 Gateway Center Drive	San Diego	CA	92102	619- 266-6247	sdul@sdul.org
San Diego Volunteer Lawyer Program, Inc.	Amy J. Fitzpatrick, Esq., Executive Director	707 Broadway, Suite 1400	San Diego	CA	92101	619- 235-5656	info@sdvlp.org
Second Chance	Robert Coleman, Executive Director	6145 Imperial Avenue	San Diego	CA	92114	619- 234-8888	rcoleman@secondchanceprogram.org

Table A-1: Public Meeting Invitee List

Organization	Contact & Title	Address	City	State	Zip Code	Phone Number	E-Mail
Senior Community Centers	Paul Downey, President and CEO	525 14th Street, Suite 200	San Diego	CA	92101	619- 235-6572	paul.downey@servingseniors.org
Stepping Stone of San Diego, Inc.	John de Miranda, President and Ceo	3767 Central Ave	San Diego	CA	92105	619- 278-0777	
TERI, Inc.	Emily Jerome, Development Associate	251 Airport Road	Oceanside	CA	92058	760-721-1706 ext 119	emilyj@teriinc.org
Townspeople	Jon P. Derryberry, Executive Director	4080 Centre Street, Suite 201	San Diego	CA	92103	619-295-8802	jon@townspeople.org
United Way Labor Participation Dept		3737 Camino del Rio South, Suite #106	San Diego	CA	92108	619- 641-0074	laborparticipation@uwsd.org
Veterans Village of San Diego	Phil Landis, President and Chief Executive Officer	4141 Pacific Highway	San Diego	CA	92110	619-393-2000	info@vvsd.net
Vista Community Clinic	Dorothy Lujan, Director of Compliance	1000 Vale Terrace Drive	Vista	CA	92084	760-631-5000	dorothy@vistacommunityclinic.org
Vista Townsite Community Partnership	Matias Cardoso, Director of Operations	602-B E. Vista Way	Vista	CA	92084	760-806-8980	cardo008@gmail.com
YWCA San Diego County	Heather Finlay, CEO	1012 C Street	San Diego	CA	92101	619-239-0355	hfinlay@ywcсандiego.org

Appendix B

Sites Inventory

This appendix provides a detailed listing of vacant and underutilized sites available in the Downtown Vista Specific Plan (DVSP) areas as well as in areas outside the DVSP. For RHNA purposes, five focus areas within the DVSP are selected.

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
Planning Area 1											
1	1633110100	Mixed- Use	1a	0.2	40	1	0.4	8	6	5	Residential
2	1633110300	Mixed- Use	1a	0.23	40	1	0.8	9	6	5	Residential
3	1633110500	Mixed- Use	1a	0.23	40	1	0.4	9	6	5	Residential
4	1633110600	Mixed- Use	1a	0.18	40	1	0.7	7	5	4	Residential
5	1633110700	Mixed- Use	1a	0.19	40	1	0.3	7	5	4	Residential
6	1633110900	Mixed- Use	1a	0.2	40	1	0.9	8	6	5	Residential
7	1633111000	Mixed- Use	1a	0.19	40	2	0.2	7	5	3	Residential
8	1633111400	Mixed- Use	1a	0.23	40	1	0.6	9	6	5	Residential
9	1633111600	Mixed- Use	1a	0.14	40	0	0.2	5	4	4	Commercial
10	1633120200	Mixed- Use	1a	0.18	40	1	0.3	7	5	4	Residential
11	1633120500	Mixed- Use	1a	0.16	40	1	0.4	6	4	3	Residential
12	1633120900	Mixed- Use	1a	0.17	40	1	0.8	6	5	4	Residential
13	1633121000	Mixed- Use	1a	0.16	40	1	0.7	6	4	3	Residential
14	1633121100	Mixed- Use	1a	0.15	40	1	0.1	6	4	3	Residential
15	1633121200	Mixed- Use	1a	0.17	40	1	0.4	6	5	4	Residential
16	1633121900	Mixed- Use	1a	0.13	40	0	0	5	3	3	Commercial
17	1633122000	Mixed- Use	1a	0.12	40	0	0.7	4	3	3	Commercial
18	1633122100	Mixed- Use	1a	0.13	40	0	0	5	3	3	Parking
19	1633211700	Mixed- Use	1a	0.92	40	0	0.2	36	27	27	Commercial
22	1633212800	Mixed- Use	1a	0.2	40	0	0.8	8	6	6	Commercial
24	1633311300	Mixed- Use	1a	0.17	40	1	0.2	6	5	4	Residential
25	1633311400	Mixed- Use	1a	0.14	40	1	0.4	5	4	3	Residential
26	1633312100	Mixed- Use	1a	0.12	40	1	0.9	4	3	2	Residential
27	1633312200	Mixed- Use	1a	0.04	40	0	0	1	1	1	Residential
30	1633313800	Mixed- Use	1a	0.21	40	0	0.9	8	6	6	Commercial

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
31	1633314000	Mixed- Use	1a	0.11	40	1	0.3	4	3	2	Residential
32	1633314200	Mixed- Use	1a	0.24	40	1	0.3	9	7	6	Commercial
33	1633314300	Mixed- Use	1a	0.1	40	1	0.3	4	3	2	Residential
34	1633314600	Mixed- Use	1a	0.11	40	1	0.1	4	3	2	Residential
35	1633314700	Mixed- Use	1a	0.12	40	2	0.7	4	3	1	Residential
36	1633314800	Mixed- Use	1a	0.12	40	1	0.3	4	3	2	Residential
37	1633314900	Mixed- Use	1a	0.82	40	0	0.5	32	24	24	Commercial
38	1633315000	Mixed- Use	1a	0.57	40	0	0	22	17	17	Commercial
39	1633315100	Mixed- Use	1a	0.14	40	1	0.8	5	4	3	Residential
40	1633315500	Mixed- Use	1a	0.18	40	1	0.3	7	5	4	Commercial
41	1633320100	Mixed- Use	1a	0.18	40	1	0.6	7	5	4	Residential
42	1633320200	Mixed- Use	1a	0.09	40	1	0.4	3	2	1	Residential
43	1633320400	Mixed- Use	1a	0.19	40	1	0.9	7	5	4	Residential
44	1633320500	Mixed- Use	1a	0.11	40	2	0.8	4	3	1	Residential
45	1633320600	Mixed- Use	1a	0.14	40	2	0.9	5	4	2	Residential
46	1633320700	Mixed- Use	1a	0.1	40	4	0.3	4	3	-1	Residential
47	1633321100	Mixed- Use	1a	0.34	40	2	0.5	13	10	8	Residential
48	1633321200	Mixed- Use	1a	0.24	40	3	0.2	9	7	4	Residential
49	1633321400	Mixed- Use	1a	0.24	40	3	0.1	9	7	4	Residential
50	1633321600	Mixed- Use	1a	0.29	40	4	0.6	11	8	4	Residential
51	1633321900	Mixed- Use	1a	0.31	40	0	0.4	12	9	9	Commercial
52	1633322400	Mixed- Use	1a	0.23	40	1	0.7	9	6	5	Residential
58	1642904700	Mixed- Use	1a	0.28	40	0	0	11	8	8	Parking
59	1642905100	Mixed- Use	1a	0.57	40	1	0.6	22	17	16	Commercial
60	1643111000	Mixed- Use	1a	0.14	40	1	0.3	5	4	3	Commercial
61	1643112400	Mixed- Use	1a	0.25	40	1	0.1	10	7	6	Residential

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
62	1643112500	Mixed- Use	1a	0.2	40	2	0.5	8	6	4	Residential
63	1643112700	Mixed- Use	1a	0.13	40	1	0.7	5	3	2	Residential
64	1643112900	Mixed- Use	1a	0.18	40	2	0.3	7	5	3	Residential
65	1643113000	Mixed- Use	1a	0.22	40	1	0.3	8	6	5	Residential
66	1643113100	Mixed- Use	1a	0.72	40	1	0.3	28	21	20	Residential
67	1643115000	Mixed- Use	1a	0.26	40	1	1	10	7	6	Commercial
70	1751310400	Mixed- Use	1a	0.15	40	4	0.7	6	4	0	Residential
71	1751310600	Mixed- Use	1a	0.17	40	2	0.6	6	5	3	Residential
73	1751312100	Mixed- Use	1a	0.16	40	1	0.1	6	4	3	Residential
74	1751340400	Mixed- Use	1a	0.23	40	3	0.9	9	6	3	Residential
75	1751340500	Mixed- Use	1a	0.08	40	1	0.9	3	2	1	Residential
76	1751340900	Mixed- Use	1a	0.14	40	1	0.9	5	4	3	Residential
77	1751341000	Mixed- Use	1a	0.16	40	1	0.7	6	4	3	Residential
78	1751341300	Mixed- Use	1a	0.32	40	4	0.9	12	9	5	Residential
79	1751341400	Mixed- Use	1a	0.15	40	2	1	6	4	2	Residential
80	1751360400	Mixed- Use	1a	0.26	40	1	0.6	10	7	6	Residential
81	1751361600	Mixed- Use	1a	0.17	40	5	0.9	6	5	0	Residential
87	1751380900	Mixed- Use	1a	0.19	40	1	0.9	7	5	4	Commercial
88	1751381000	Mixed- Use	1a	0.05	40	0	0.6	2	1	1	Commercial
89	1751390200	Mixed- Use	1a	0.14	40	1	0.1	5	4	3	Residential
90	1751390600	Mixed- Use	1a	0.09	40	0	0.6	3	2	2	Commercial
103	1752210800	Mixed- Use	1a	0.09	40	1	0.4	3	2	1	Residential
105	1752211000	Mixed- Use	1a	0.15	40	1	0.2	6	4	3	Residential
106	1752211100	Mixed- Use	1a	0.12	40	1	0.7	4	3	2	Residential
107	1752211200	Mixed- Use	1a	0.19	40	1	0.9	7	5	4	Residential
108	1752211300	Mixed- Use	1a	0.09	40	1	0.2	3	2	1	Residential

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
109	1752211400	Mixed- Use	1a	0.09	40	1	0.5	3	2	1	Residential
110	1752230500	Mixed- Use	1a	0.27	40	1	0.5	10	8	7	Residential
111	1752230600	Mixed- Use	1a	0.13	40	1	0.4	5	3	2	Residential
114	1752232300	Mixed- Use	1a	0.23	40	1	0.2	9	6	5	Residential
115	1752710500	Mixed- Use	1a	0.05	40	0	0	2	1	1	Parking
117	1752710800	Mixed- Use	1a	0.26	40	1	0.6	10	7	6	Commercial
119	1752720200	Mixed- Use	1a	0.12	40	1	0.5	4	3	2	Commercial
121	1752720500	Mixed- Use	1a	0.06	40	0	0	2	1	1	Commercial
126	1752721100	Mixed- Use	1a	0.18	40	1	0.7	7	5	4	Commercial
127	1752730600	Mixed- Use	1a	0.24	40	1	0.2	9	7	6	Institutional
128	1752730700	Mixed- Use	1a	0.47	40	0	0.1	18	14	14	Institutional
129	1752740100	Mixed- Use	1a	0.13	40	1	0.2	5	3	2	Commercial
130	1752740200	Mixed- Use	1a	0.15	40	1	0.7	6	4	3	Commercial
131	1752740500	Mixed- Use	1a	0.13	40	0	0.9	5	3	3	Commercial
132	1752741000	Mixed- Use	1a	0.72	40	0	0.6	28	21	21	Commercial
133	1752750300	Mixed- Use	1a	0.07	40	0	0.1	2	2	2	Parking
135	1752760700	Mixed- Use	1a	0.09	40	0	0.7	3	2	2	Commercial
136	1752761700	Mixed- Use	1a	0.16	40	0	0.2	6	4	4	Parking
140	1752763200	Mixed- Use	1a	0.06	40	0	0.9	2	1	1	Commercial
142	1752770200	Mixed- Use	1a	0.18	40	1	0.7	7	5	4	Commercial
279	1801630200	Mixed- Use	1b	0.44	40	0	0.9	17	13	13	Commercial
280	1801630300	Mixed- Use	1b	0.46	40	0	0	18	13	13	Commercial
281	1801630500	Mixed- Use	1b	0.51	40	0	0.3	20	15	15	Commercial
282	1801630600	Mixed- Use	1b	2.23	40	0	0	89	66	66	Commercial
284	1801630800	Mixed- Use	1b	0.34	40	1	0.3	13	10	9	Residential
285	1801630900	Mixed- Use	1b	0.61	40	1	0.7	24	18	17	Residential

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
286	1803100700	Mixed- Use	1b	0.52	40	1	0.3	20	15	14	Residential
288	1803100900	Mixed- Use	1b	0.27	40	0	0.1	10	8	8	Commercial
289	1803101000	Mixed- Use	1b	0.2	40	0	0.7	8	6	6	Commercial
290	1803101100	Mixed- Use	1b	0.38	40	0	0.5	15	11	11	Institutional
291	1803200300	Mixed- Use	1b	0.39	40	0	0.7	15	11	11	Commercial
293	1803201700	Mixed- Use	1b	0.69	40	0	0.1	27	20	20	Commercial
295	1803300600	Mixed- Use	1b	1.21	40	1	0.1	48	36	35	Commercial
296	1803300700	Mixed- Use	1b	0.91	40	1	0.2	36	27	26	Commercial
32	1751372800	Mixed- Use	1a	0.8	40	Comm.	0.5	32	24	24	Commercial
20	1633212400	Mixed- Use	1a	0.18	40	0	0	7	5	5	Industrial
287	1803100800	Mixed- Use	1b	0.37	40	0	0	14	11	11	Commercial
Subtotal				30.28				1,161	855	745	
Planning Area 2											
54	1642052200	Mixed- E37Use	2	0.78	40	1	0.8	31	23	22	Commercial
55	1642052700	Mixed- Use	2	1.9	40	1	0.7	76	57	56	Commercial
56	1642052800	Mixed- Use	2	0.83	40	1	0.6	33	24	23	Commercial
68	1643201400	Mixed- Use	2	1.34	40	0	0.3	53	40	40	Parking
91	1751920900	Mixed- Use	2	0.5	40	0	0.5	20	15	15	Commercial
92	1751921000	Mixed- Use	2	0.21	40	0	0.4	8	6	6	Commercial
93	1751921200	Mixed- Use	2	0.35	40	1	0.2	14	10	9	Commercial
94	1751921300	Mixed- Use	2	0.11	40	1	0.9	4	3	2	Residential
95	1751921400	Mixed- Use	2	0.32	40	1	0.1	12	9	8	Commercial
96	1751921500	Mixed- Use	2	0.21	40	0	0	8	6	6	Parking
98	1751923000	Mixed- Use	2	0.13	40	1	0.9	5	3	2	Residential
99	1751923500	Mixed- Use	2	0.11	40	1	0.4	4	3	2	Commercial
100	1751923600	Mixed- Use	2	0.67	40	1	0.3	26	20	19	Commercial

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
101	1751923700	Mixed- Use	2	0.26	40	0	0.7	10	7	7	Commercial
102	1751924100	Mixed- Use	2	0.37	40	1	0.3	14	11	10	Commercial
113	1752231100	Mixed- Use	2	0.46	40	3	0.2	18	13	10	Residential
143	1752910600	Mixed- Use	2	0.33	40	1	0.2	13	9	8	Residential
151	1752911500	Mixed- Use	2	0.27	40	1	0.7	10	8	7	Residential
152	1752930200	Mixed- Use	2	0.17	40	1	0.6	6	5	4	Residential
153	1752930300	Mixed- Use	2	0.38	40	1	0.6	15	11	10	Residential
154	1752930500	Mixed- Use	2	0.32	40	1	0.9	12	9	8	Residential
155	1752931400	Mixed- Use	2	0.15	40	1	0.9	6	4	3	Residential
175	1760602500	Mixed- Use	2	0.8	40	0	0.9	32	24	24	Commercial
Subtotal				10.97				430	320	301	
Planning Area 3											
2	1753021800	Mixed- Use	3	0.05	40		0	2	1	1	Industrial
8	1753022600	Mixed- Use	3	0.2	40		0	8	6	6	Industrial
22	1790231300	Mixed- Use	3	0.55	40		0	22	16	16	Industrial
156	1753020400	Mixed- Use	3	0.14	40	0	0	5	4	4	Parking
157	1753020800	Mixed- Use	3	0.42	40	0	0.8	16	12	12	Commercial
158	1753021200	Mixed- Use	3	0.2	40	1	0.8	8	6	5	Commercial
159	1753021500	Mixed- Use	3	0.37	40	0	0.1	14	11	11	Commercial
161	1753021900	Mixed- Use	3	0.73	40	0	0.2	29	21	21	Commercial
162	1753022500	Mixed- Use	3	0.3	40	1	0.5	12	9	8	Commercial
163	1753030100	Mixed- Use	3	0.38	40	0	0.1	15	11	11	Commercial
164	1753030200	Mixed- Use	3	0.35	40	0	0	14	10	10	Parking
165	1753030800	Mixed- Use	3	0.2	40	0	0.3	8	6	6	Commercial
166	1753031000	Mixed- Use	3	0.1	40	0	0.5	4	3	3	Commercial
167	1753040100	Mixed- Use	3	0.26	40	0	0.9	10	7	7	Commercial

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
169	1753054900	Mixed- Use	3	0.59	40	0	0.2	23	17	17	Industrial
170	1753055400	Mixed- Use	3	1.16	40	0	0.5	46	34	34	Commercial
176	1790210500	Mixed- Use	3	0.91	40	0	0.8	36	27	27	Industrial
177	1790220100	Mixed- Use	3	0.12	40	0	0.9	4	3	3	Commercial
178	1790220200	Mixed- Use	3	0.07	40	0	0.4	2	2	2	Commercial
179	1790220600	Mixed- Use	3	0.07	40	1	0.9	2	2	1	Commercial
181	1790221200	Mixed- Use	3	0.07	40	1	0.1	2	2	1	Commercial
182	1790221700	Mixed- Use	3	0.08	40	1	0.4	3	2	1	Commercial
183	1790221800	Mixed- Use	3	0.07	40	1	0.4	2	2	1	Commercial
184	1790222000	Mixed- Use	3	0.15	40	1	0.3	6	4	3	Commercial
185	1790222300	Mixed- Use	3	0.07	40	1	0.5	2	2	1	Commercial
190	1790402100	Mixed- Use	3	0.38	40	1	0	15	11	10	Commercial
191	1790402200	Mixed- Use	3	0.07	40	1	0.9	2	2	1	Commercial
192	1790402500	Mixed- Use	3	0.35	40	1	0.1	14	10	9	Commercial
193	1790402600	Mixed- Use	3	0.08	40	0	0	3	2	2	Parking
194	1790402800	Mixed- Use	3	0.07	40	0	0	2	2	2	Commercial
195	1790402900	Mixed- Use	3	0.07	40	0	0	2	2	2	Commercial
196	1790403000	Mixed- Use	3	0.06	40	0	0	2	1	1	Commercial
198	1790405200	Mixed- Use	3	0.25	40	0	0.4	10	7	7	Commercial
199	1790405300	Mixed- Use	3	0.53	40	1	0.8	21	15	14	Commercial
200	1790410100	Mixed- Use	3	0.05	40	0	0	2	1	1	Industrial
201	1790410400	Mixed- Use	3	0.16	40	1	0.6	6	4	3	Commercial
202	1790410500	Mixed- Use	3	0.17	40	1	0.7	6	5	4	Commercial
207	1790510100	Mixed- Use	3	0.3	40	2	0.5	12	9	7	Commercial
209	1790510400	Mixed- Use	3	0.08	40	1	0.2	3	2	1	Commercial
210	1790510500	Mixed- Use	3	0.07	40	1	0.5	2	2	1	Commercial

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
211	1790510700	Mixed- Use	3	0.07	40	0	0.9	2	2	2	Commercial
213	1790511200	Mixed- Use	3	0.5	40	0	0.8	20	15	15	Industrial
214	1790511400	Mixed- Use	3	0.12	40	0	0.4	4	3	3	Commercial
215	1790511500	Mixed- Use	3	0.17	40	0	0.8	6	5	5	Commercial
217	1790512100	Mixed- Use	3	0.14	40	0	1	5	4	4	Commercial
218	1790520400	Mixed- Use	3	0.29	40	4	0.4	11	8	4	Residential
221	1790521100	Mixed- Use	3	0.99	40	1	0.1	39	29	28	Residential
224	1790531500	Mixed- Use	3	0.16	40	1	0.7	6	4	3	Residential
225	1790531600	Mixed- Use	3	0.17	40	0	0.4	6	5	5	Industrial
226	1790531800	Mixed- Use	3	0.56	40	0	0.6	22	16	16	Industrial
227	1790531900	Mixed- Use	3	0.16	40	0	0.9	6	4	4	Industrial
228	1790532300	Mixed- Use	3	0.17	40	1	0.4	6	5	4	Commercial
229	1790532400	Mixed- Use	3	0.46	40	1	0.1	18	13	12	Commercial
238	1791210100	Mixed- Use	3	0.1	40	1	0.4	4	3	2	Residential
239	1791210200	Mixed- Use	3	0.17	40	1	0.2	6	5	4	Residential
240	1791211100	Mixed- Use	3	0.2	40	2	0.7	8	6	4	Residential
241	1791211200	Mixed- Use	3	0.12	40	1	0.4	4	3	2	Residential
242	1791211300	Mixed- Use	3	0.17	40	1	0.2	6	5	4	Residential
243	1791211400	Mixed- Use	3	0.14	40	1	0.3	5	4	3	Residential
244	1791211700	Mixed- Use	3	0.22	40	2	0.6	8	6	4	Residential
245	1791211800	Mixed- Use	3	0.17	40	1	0.3	6	5	4	Residential
246	1791220100	Mixed- Use	3	0.15	40	1	0.2	6	4	3	Commercial
248	1791220300	Mixed- Use	3	0.16	40	4	0.8	6	4	0	Residential
249	1791220400	Mixed- Use	3	0.15	40	1	0.9	6	4	3	Residential
250	1791220500	Mixed- Use	3	0.14	40	1	0	5	4	3	Residential
251	1791220600	Mixed- Use	3	0.16	40	1	0.1	6	4	3	Residential

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
252	1791220700	Mixed- Use	3	0.19	40	1	0.2	7	5	4	Residential
253	1791220800	Mixed- Use	3	0.22	40	2	0.1	8	6	4	Residential
254	1791220900	Mixed- Use	3	0.21	40	2	0.3	8	6	4	Residential
258	1791222100	Mixed- Use	3	0.16	40	0	0	6	4	4	Parking
259	1791222600	Mixed- Use	3	0.19	40	4	0.9	7	5	1	Residential
260	1791222800	Mixed- Use	3	0.14	40	2	0.4	5	4	2	Residential
261	1791222900	Mixed- Use	3	0.15	40	3	0.8	6	4	1	Residential
262	1791223900	Mixed- Use	3	0.21	40	0	0	8	6	6	Parking
203	1790410600	Mixed- Use	3	0.03	40	0	0	1	0	0	Commercial
204	1790410700	Mixed- Use	3	0.13	40	0	0	5	3	3	Commercial
205	1790410800	Mixed- Use	3	0.11	40	0	0	4	3	3	Commercial
Subtotal				18.05				689	511	453	
Planning Area 4											
171	1753233100	Mixed- Use	4	0.13	40	0	0.5	5	3	3	Commercial
173	1753233400	Mixed- Use	4	0.03	40	0	0	1	1	1	Parking
230	1790801700	Mixed- Use	4	0.44	40	9	0.4	17	13	4	Residential
231	1790804000	Mixed- Use	4	0.85	40	1	0.7	34	25	24	Commercial
232	1790804200	Mixed- Use	4	0.56	40	0	0.7	22	16	16	Commercial
233	1790804300	Mixed- Use	4	2.4	40	0	0.9	96	72	72	Commercial
234	1790804400	Mixed- Use	4	0.48	40	1	1	19	14	13	Commercial
235	1790804600	Mixed- Use	4	2.11	40	1	0.7	84	63	62	Commercial
237	1790805200	Mixed- Use	4	0.44	40	1	0.7	17	13	12	Commercial
255	1791221600	Mixed- Use	4	0.17	40	1	0.4	6	5	4	Residential
256	1791221700	Mixed- Use	4	0.15	40	2	0.2	6	4	2	Residential
257	1791221800	Mixed- Use	4	0.17	40	1	0.4	6	5	4	Residential
264	1791240100	Mixed- Use	4	0.53	40	0	0	21	15	15	Commercial

Table B-1: All Underutilized Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning /Planning Area	Acres	Density (units/ acre)	Existing Units	ILR	Max	Potential Units	Potential Minus Existing Units	Existing Uses
265	1791240400	Mixed- Use	4	0.17	40	1	0.4	6	5	4	Commercial
268	1791241900	Mixed- Use	4	0.28	40	6	0.9	11	8	2	Residential
269	1791243200	Mixed- Use	4	0.28	40	2	0.2	11	8	6	Residential
270	1791243700	Mixed- Use	4	0.33	40	5	0.4	13	9	4	Residential
271	1791244800	Mixed- Use	4	0.64	40	1	0.1	25	19	18	Commercial
272	1791245100	Mixed- Use	4	1.9	40	1	0.6	76	57	56	Commercial
273	1791303100	Mixed- Use	4	1.36	40	3	0.9	54	40	37	Commercial
274	1791303500	Mixed- Use	4	0.51	40	0	0.3	20	15	15	Commercial
275	1791303600	Mixed- Use	4	0.93	40	0	0.7	37	27	27	Industrial
299	1803302000	Mixed- Use	4	0.11	40	0	0	4	3	3	Commercial
300	1803302100	Mixed- Use	4	1.28	40	0	0.9	51	38	38	Commercial
	1790805800	Mixed- Use	4	1.24	40		0	49	37	37	Commercial
Subtotal				17.49				691	515	479	
Total				76.79				2971	2201	1978	

Table B-2: Vacant Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning	Planning Area	Acres	Density (units/ acres)	Existing Units	Improve-ment to Land	Max	Potential Units	Type
Planning Area 1											
60	1751312200	Mixed- Use	1a	1a	1.5	40	Comm.	0	60	45	Vacant
23	1751362400	Mixed- Use	1a	1a	0.57	40	Comm.	0	22	17	Vacant
28	1751372900	Mixed- Use	1a	1a	0.7	40	Comm.	0	28	21	Vacant
23	1633310900	Mixed- Use	1a	1a	0.16	40	0	0	6	4	Vacant
72	1751312000	Mixed- Use	1a	1a	0.17	40	0	0.1	6	5	Vacant
82	1751361800	Mixed- Use	1a	1a	0.05	40	0	0	2	1	Vacant
83	1751361900	Mixed- Use	1a	1a	0.05	40	0	0	2	1	Vacant
84	1751362000	Mixed- Use	1a	1a	0.05	40	0	0	2	1	Vacant
85	1751362100	Mixed- Use	1a	1a	0.05	40	0	0	2	1	Vacant
86	1751362200	Mixed- Use	1a	1a	0.05	40	0	0	2	1	Vacant
116	1752710600	Mixed- Use	1a	1a	0.07	40	0	0	2	2	Vacant
118	1752712400	Mixed- Use	1a	1a	0.11	40	0	0	4	3	Vacant
120	1752720400	Mixed- Use	1a	1a	0.06	40	0	0	2	1	Vacant
122	1752720600	Mixed- Use	1a	1a	0.06	40	0	0	2	1	Vacant
123	1752720700	Mixed- Use	1a	1a	0.07	40	0	0	2	2	Vacant
124	1752720800	Mixed- Use	1a	1a	0.06	40	0	0	2	1	Vacant
125	1752720900	Mixed- Use	1a	1a	0.06	40	0	0	2	1	Vacant
137	1752763600	Mixed- Use	1a	1a	0.68	40	0	0	27	20	Vacant
283	1801630700	Mixed- Use	1b	1b	0.98	40	0	0	39	29	Vacant
292	1803200400	Mixed- Use	1b	1b	0.43	40	0	0	17	12	Vacant
298	1803301900	Mixed- Use	1b	1b	0.61	40	0	0	24	18	Vacant
Subtotal					6.54				261	187	
Planning Area 2											
97	1751922900	Mixed- Use	2	2	0.01	40	0	0	1	1	Vacant
144	1752910700	Mixed- Use	2	2	0.38	40	0	0	15	11	Vacant
145	1752910800	Mixed- Use	2	2	0.34	40	0	0	13	10	Vacant

Table B-2: Vacant Parcels in the Downtown Specific Plan

Map ID	APN	General Plan	Zoning	Planning Area	Acres	Density (units/ acres)	Existing Units	Improve- ment to Land	Max	Potential Units	Type
146	1752910900	Mixed- Use	2	2	0.34	40	0	0	13	10	Vacant
147	1752911000	Mixed- Use	2	2	0.31	40	0	0	12	9	Vacant
148	1752911100	Mixed- Use	2	2	0.32	40	0	0	12	9	Vacant
149	1752911200	Mixed- Use	2	2	0.39	40	0	0	15	11	Vacant
150	1752911300	Mixed- Use	2	2	0.53	40	0	0	21	15	Vacant
Subtotal					2.62				105	76	
Planning Area 3											
168	1753053300	Mixed- Use	3	3	0.11	40	0	0	4	3	Vacant
180	1790221100	Mixed- Use	3	3	0.05	40	0	0	2	1	Vacant
186	1790231100	Mixed- Use	3	3	0.37	40	0	0	14	11	Vacant
187	1790231200	Mixed- Use	3	3	0.2	40	0	0.1	8	6	Vacant
188	1790401400	Mixed- Use	3	3	0.03	40	0	0	1	0	Vacant
189	1790401500	Mixed- Use	3	3	0.26	40	0	0	10	7	Vacant
197	1790405000	Mixed- Use	3	3	0.44	40	0	0	17	13	Vacant
206	1790411500	Mixed- Use	3	3	0.27	40	0	0	10	8	Vacant
208	1790510300	Mixed- Use	3	3	0.08	40	0	0	3	2	Vacant
212	1790510800	Mixed- Use	3	3	0.07	40	0	0	2	2	Vacant
222	1790530100	Mixed- Use	3	3	0.15	40	0	0	6	4	Vacant
223	1790530200	Mixed- Use	3	3	0.15	40	0	0	6	4	Vacant
Subtotal					2.18				87	61	
Planning Area 4											
236	1790805100	Mixed- Use	4	4	0.97	40	0	0	38	29	Vacant
263	1791224400	Mixed- Use	4	4	0.07	40	0	0	2	2	Vacant
Subtotal					1.04				40	31	
Total					12.38				494	355	

Table B-3: Focus Area Parcels in the Downtown Specific Plan

Map ID	APN	Planning Area	Acres	Density (units/acre)	Existing Units	Improvement to Land Ratio	Max	Potential	Potential Minus Existing	Existing Uses	Type
Focus Area 1: Santa Fe and Monte Vista											
279	1801630200	1B	0.44	40	0	0.9	17	13	13	Commercial	Underutilized
280	1801630300	1B	0.46	40	0	0	18	13	13	Commercial	Underutilized
281	1801630500	1B	0.51	40	0	0.3	20	15	15	Commercial	Underutilized
419	1801630400	1B	0.28	40	1		11	8	7	Commercial	Underutilized
Subtotal			1.69				66	49	48		
Focus Area 2: Santa Fe and Civic Center											
231	1790804000	4	0.85	40	1	0.7	34	25	24	Commercial	Underutilized
232	1790804200	4	0.56	40	0	0.7	22	16	16	Commercial	Underutilized
233	1790804300	4	2.40	40	0	0.9	96	72	72	Commercial	Underutilized
234	1790804400	4	0.48	40	1	1	19	14	13	Commercial	Underutilized
235	1790804600	4	2.11	40	1	0.7	84	63	62	Commercial	Underutilized
414	1790803000	4	0.28	40	1	0.7	11	8	7	Commercial	Underutilized
415	1790804100	4	0.32	40	0	0.5	12	9	9	Commercial	Underutilized
416	1790804500	4	0.64	40	1	1.0	25	19	18	Commercial	Underutilized
417	1790804700	4	0.35	40	1	0.9	13	10	9	Commercial	Underutilized
418	1790804800	4	0.32	40	0	0.6	12	9	9	Commercial	Underutilized
Subtotal			8.30				328	245	239		
Focus Area 3: Santa Fe and Eucalyptus											
156	1753020400	3	0.14	40	0	0	5	4	4	Parking	Underutilized
157	1753020800	3	0.42	40	0	0.8	16	12	12	Commercial	Underutilized
158	1753021200	3	0.20	40	1	0.8	8	6	5	Commercial	Underutilized
159	1753021500	3	0.37	40	0	0.1	14	11	11	Commercial	Underutilized
162	1753022500	3	0.30	40	1	0.5	12	9	8	Commercial	Underutilized
160	1753021700	3	0.22	40	0	0	8	6	6	Commercial	Vacant
2	1753021800	3	0.05	40		0	2	1	1	Industrial	Underutilized

Table B-3: Focus Area Parcels in the Downtown Specific Plan

Map ID	APN	Planning Area	Acres	Density (units/acre)	Existing Units	Improvement to Land Ratio	Max	Potential	Potential Minus Existing	Existing Uses	Type
400	1753020600	3	0.25	40	0	0.559223	10	7	7	Institutional	Underutilized
401	1753020700	3	0.23	40	1	0.5	9	6	5	Commercial	Underutilized
402	1753021600	3	0.14	40	0	0.841437	5	4	4	Commercial	Underutilized
403	1753021800	3	0.05	40	0		2	1	1	Commercial	Underutilized
Subtotal			2.37				91	67	64		
Focus Area 4: Santa Fe and Guajome											
29	1790230100	Mixed- Use	0.72	40		0	28	21	21	Vacant	Underutilized
177	1790220100	3	0.12	40	0	0.9	4	3	3	Commercial	Underutilized
178	1790220200	3	0.07	40	0	0.4	2	2	2	Commercial	Underutilized
179	1790220600	3	0.07	40	1	0.9	2	2	1	Commercial	Underutilized
185	1790222300	3	0.07	40	1	0.5	2	2	1	Commercial	Underutilized
404	1790220400	3	0.07	40	0	0.07	2	2	2	Commercial	Underutilized
405	1790220500	3	0.07	40	1	0.07	2	2	1	Commercial	Underutilized
406	1790220700	3	0.08	40	0	0.08	3	2	2	Commercial	Underutilized
407	1790221900	3	0.07	40	0	0.07	2	2	2	Parking	Underutilized
408	1790222400	3	0.14	40	0	0.14	5	4	4	Parking	Underutilized
409	1790222500	3	0.22	40	0	0.22	8	6	6	Parking	Underutilized
410	1790230100	3	0.73	40	0	0.73	29	22	22	Vacant	Underutilized
Subtotal			2.43				89	70	67		
Focus Area 5: Santa Fe and Pala Vista											
213	1790511200	3	0.5	40	0	0.8	20	15	15	Industrial	Underutilized
214	1790511400	3	0.12	40	0	0.4	4	3	3	Commercial	Underutilized
215	1790511500	3	0.17	40	0	0.8	6	5	5	Commercial	Underutilized
216	1790512000	3	0.34	40	0	0	13	10	10	Commercial	Vacant
218	1790520400	3	0.29	40	4	0.4	11	8	4	Residential	Underutilized
219	1790520500	3	0.17	40	0	0	6	5	5	Commercial	Vacant

Table B-3: Focus Area Parcels in the Downtown Specific Plan

Map ID	APN	Planning Area	Acres	Density (units/acre)	Existing Units	Improvement to Land Ratio	Max	Potential	Potential Minus Existing	Existing Uses	Type
220	1790521000	3	0.2	40	0	0	8	6	6	Industrial	Vacant
221	1790521100	3	0.99	40	1	0.1	39	29	28	Residential	Underutilized
224	1790531500	3	0.16	40	1	0.7	6	4	3	Residential	Underutilized
225	1790531600	3	0.17	40	0	0.4	6	5	5	Industrial	Underutilized
226	1790531800	3	0.56	40	0	0.6	22	16	16	Industrial	Underutilized
227	1790531900	3	0.16	40	0	0.9	6	4	4	Industrial	Underutilized
228	1790532300	3	0.17	40	1	0.4	6	5	4	Commercial	Underutilized
229	1790532400	3	0.46	40	1	0.1	18	13	12	Commercial	Underutilized
411	1790511300	3	0.22	40	0	0.966979	8	6	6	Commercial	Underutilized
412	1790520200	3	0.15	40	0	0.613515	6	4	4	Industrial	Underutilized
413	1790520900	3	0.09	40	1	0.840372	3	2	1	Residential	Underutilized
Subtotal			4.92				188	140	131		
Total			19.71				762	571	549		

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
Above Moderate Income Units								
1680304400	Rural Residential (RR)	A-1		2.22	1	One unit per lot unless lot is large enough for subdivision	2	2
1830811700	Rural Residential (RR)	A-1		0.17	1		1	1
1830811600	Rural Residential (RR)	A-1		0.83	1		1	1
1665220800	Rural Residential (RR)	A-1		0.99	1		1	1
1665231100	Rural Residential (RR)	A-1		1.09	1		1	1
1830811900	Rural Residential (RR)	A-1		0.32	1		1	1
1691303100	Low Density Residential (LD)	A-1		0.37	1		1	1
1665221400	Rural Residential (RR)	A-1		1.08	1		1	1
1831707900	Low Density Residential (LD)	A-1		1.08	1		1	1
1665230300	Rural Residential (RR)	A-1		1.05	1		1	1
1665230900	Rural Residential (RR)	A-1		1.01	1		1	1
1665221300	Rural Residential (RR)	A-1		0.98	1		1	1
1830810300	Rural Residential (RR)	A-1		0.45	1		1	1
1831903700	Rural Residential (RR)	A-1		1.79	1		1	1
1831905500	Low Density Residential (LD)	A-1		0.93	1		1	1
1831906100	Low Density Residential (LD)	A-1		1.10	1		1	1
1831708100	Low Density Residential (LD)	A-1		2.55	1		2	2
Subtotal				18.00			19	19
1781306900	Low Density Residential (LD)	E-1		0.54	2	1.5	1	1
1781404800	Low Density Residential (LD)	E-1		1.08	2	1.5	2	1
1781307000	Low Density Residential (LD)	E-1		0.44	2	1.5	1	1
1781401200	Low Density Residential (LD)	E-1		2.53	2	1.5	5	3
1781401200	Low Density Residential (LD)	E-1		4.90	2	1.5	10	7
1781405800	Low Density Residential (LD)	E-1		1.25	2	1.5	3	1
1780235800	Low Density Residential (LD)	E-1		0.84	2	1.5	2	1
1770624800	Low Density Residential (LD)	E-1		0.49	2	1.5	1	1
1711622600	Low Density Residential (LD)	E-1		0.96	2	1.5	2	1

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1730700400	Low Density Residential (LD)	E-1		1.19	2	1.5	2	1
1711922000	Low Density Residential (LD)	E-1		0.51	2	1.5	1	1
1833720400	Low Density Residential (LD)	E-1		0.63	2	1.5	1	1
1742203200	Low Density Residential (LD)	E-1		1.69	2	1.5	3	2
1742203200	Low Density Residential (LD)	E-1		2.40	2	1.5	5	3
1733502600	Low Density Residential (LD)	E-1		0.94	2	1.5	2	1
1733502400	Low Density Residential (LD)	E-1		2.61	2	1.5	5	3
1712721300	Low Density Residential (LD)	E-1		1.11	2	1.5	2	1
1833721400	Low Density Residential (LD)	E-1		0.46	2	1.5	1	1
1711622800	Low Density Residential (LD)	E-1		0.56	2	1.5	1	1
1711622700	Low Density Residential (LD)	E-1		1.06	2	1.5	2	1
1770331300	Low Density Residential (LD)	E-1		0.54	2	1.5	1	1
1712725500	Low Density Residential (LD)	E-1		0.56	2	1.5	1	1
1712725200	Low Density Residential (LD)	E-1		1.12	2	1.5	2	1
1800331500	Low Density Residential (LD)	E-1		1.64	2	1.5	3	2
1830210400	Low Density Residential (LD)	E-1		0.35	2	1.5	1	1
1667402500	Low Density Residential (LD)	E-1		0.63	2	1.5	1	1
1780215800	Low Density Residential (LD)	E-1		0.66	2	1.5	1	1
1781403600	Low Density Residential (LD)	E-1		0.75	2	1.5	1	1
1780106400	Low Density Residential (LD)	E-1		0.50	2	1.5	1	1
1780108900	Low Density Residential (LD)	E-1		0.88	2	1.5	2	1
1810813700	Low Density Residential (LD)	E-1		0.62	2	1.5	1	1
1810813400	Low Density Residential (LD)	E-1		0.50	2	1.5	1	1
1740701400	Low Density Residential (LD)	E-1		0.35	2	1.5	1	1
1710912100	Low Density Residential (LD)	E-1		1.83	2	1.5	4	2
1712203500	Low Density Residential (LD)	E-1		0.56	2	1.5	1	1
1712005500	Low Density Residential (LD)	E-1		0.52	2	1.5	1	1
1771921400	Low Density Residential (LD)	E-1		0.87	2	1.5	2	1

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1733503000	Low Density Residential (LD)	E-1		0.61	2	1.5	1	1
1733504000	Low Density Residential (LD)	E-1		0.70	2	1.5	1	1
1733503900	Low Density Residential (LD)	E-1		0.60	2	1.5	1	1
1810112700	Low Density Residential (LD)	E-1		0.50	2	1.5	1	1
1780109100	Low Density Residential (LD)	E-1		0.57	2	1.5	1	1
1781404700	Low Density Residential (LD)	E-1		1.33	2	1.5	3	1
1712912500	Low Density Residential (LD)	E-1		1.00	2	1.5	2	1
1712202800	Medium Low Density Residential (MLD)	E-1		1.73	2	1.5	3	2
1770334700	Low Density Residential (LD)	E-1		0.51	2	1.5	1	1
1711922700	Low Density Residential (LD)	E-1		0.45	2	1.5	1	1
1691003200	Low Density Residential (LD)	E-1		0.43	2	1.5	1	1
1662705700	Low Density Residential (LD)	E-1		0.49	2	1.5	1	1
1712004900	Low Density Residential (LD)	E-1		0.65	2	1.5	1	1
1711623100	Low Density Residential (LD)	E-1		0.62	2	1.5	1	1
1711623000	Low Density Residential (LD)	E-1		0.59	2	1.5	1	1
1711622900	Low Density Residential (LD)	E-1		0.66	2	1.5	1	1
1711623200	Low Density Residential (LD)	E-1		0.65	2	1.5	1	1
1735121600	Low Density Residential (LD)	E-1		0.47	2	1.5	1	1
1810813300	Low Density Residential (LD)	E-1		1.04	2	1.5	2	1
1770624300	Low Density Residential (LD)	E-1		0.59	2	1.5	1	1
1780703400	Low Density Residential (LD)	E-1		1.33	2	1.5	3	1
1711921900	Low Density Residential (LD)	E-1		0.48	2	1.5	1	1
1711922100	Low Density Residential (LD)	E-1		0.42	2	1.5	1	1
1781301900	Low Density Residential (LD)	E-1		3.72	2	1.5	7	5
1833721200	Low Density Residential (LD)	E-1		0.23	2	1.5	0	1
1711622500	Low Density Residential (LD)	E-1		0.17	2	1.5	0	1
1711622500	Low Density Residential (LD)	E-1		0.94	2	1.5	2	1
1711621600	Low Density Residential (LD)	E-1		2.03	2	1.5	4	3

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1780711900	Low Density Residential (LD)	E-1		0.94	2	1.5	2	1
1780711900	Open Space Residential (OSR)	E-1		0.04	2	1.5	0	1
1770335000	Low Density Residential (LD)	E-1		0.72	2	1.5	1	1
1711005900	Low Density Residential (LD)	E-1		0.51	2	1.5	1	1
1741321100	Low Density Residential (LD)	E-1		0.63	2	1.5	1	1
1711921800	Low Density Residential (LD)	E-1		0.53	2	1.5	1	1
1772901300	Low Density Residential (LD)	E-1		0.52	2	1.5	1	1
1740903900	Low Density Residential (LD)	E-1		3.35	2	1.5	7	5
1733305300	Low Density Residential (LD)	E-1		0.43	2	1.5	1	1
1800321000	Low Density Residential (LD)	E-1		4.02	2	1.5	8	6
1662501600	Low Density Residential (LD)	E-1		0.49	2	1.5	1	1
1740802400	Low Density Residential (LD)	E-1		0.61	2	1.5	1	1
1740802400	Low Density Residential (LD)	E-1		0.56	2	1.5	1	1
1733502700	Low Density Residential (LD)	E-1		0.52	2	1.5	1	1
1780235700	Low Density Residential (LD)	E-1		0.64	2	1.5	1	1
1780109300	Low Density Residential (LD)	E-1		0.88	2	1.5	2	1
1780109300	Low Density Residential (LD)	E-1		0.61	2	1.5	1	1
1714102700	Low Density Residential (LD)	E-1		0.51	2	1.5	1	1
1740205300	Low Density Residential (LD)	E-1		0.50	2	1.5	1	1
1710911600	Low Density Residential (LD)	E-1		2.81	2	1.5	6	4
1711005000	Low Density Residential (LD)	E-1		0.43	2	1.5	1	1
1712404900	Low Density Residential (LD)	E-1		0.60	2	1.5	1	1
1714102500	Low Density Residential (LD)	E-1		0.51	2	1.5	1	1
1780109200	Low Density Residential (LD)	E-1		0.57	2	1.5	1	1
1780109000	Low Density Residential (LD)	E-1		0.69	2	1.5	1	1
1771840700	Low Density Residential (LD)	E-1		0.48	2	1.5	1	1
1661831700	Low Density Residential (LD)	E-1		0.55	2	1.5	1	1
1810813500	Low Density Residential (LD)	E-1		0.59	2	1.5	1	1

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1661835900	Low Density Residential (LD)	E-1		0.61	2	1.5	1	1
1741004500	Low Density Residential (LD)	E-1		1.75	2	1.5	4	2
1831908900	Low Density Residential (LD)	E-1		5.45	2	1.5	11	8
1810813600	Low Density Residential (LD)	E-1		0.65	2	1.5	1	1
1800702400	Low Density Residential (LD)	E-1		0.97	2	1.5	2	1
1741004700	Low Density Residential (LD)	E-1		0.50	2	1.5	1	1
1741424600	Low Density Residential (LD)	E-1		0.64	2	1.5	1	1
1711004800	Low Density Residential (LD)	E-1		4.25	2	1.5	9	6
1714101700	Low Density Residential (LD)	E-1		0.50	2	1.5	1	1
1740601500	Low Density Residential (LD)	E-1		1.49	2	1.5	3	2
1714101600	Low Density Residential (LD)	E-1		0.58	2	1.5	1	1
1711721600	Low Density Residential (LD)	E-1		0.51	2	1.5	1	1
1710911500	Low Density Residential (LD)	E-1		1.27	2	1.5	3	1
1662703500	Low Density Residential (LD)	E-1		1.20	2	1.5	2	1
1691003300	Low Density Residential (LD)	E-1		0.58	2	1.5	1	1
1711921600	Low Density Residential (LD)	E-1		0.56	2	1.5	1	1
1712203700	Low Density Residential (LD)	E-1		0.62	2	1.5	1	1
1712203600	Low Density Residential (LD)	E-1		0.61	2	1.5	1	1
1712203800	Low Density Residential (LD)	E-1		0.61	2	1.5	1	1
1712005900	Low Density Residential (LD)	E-1		0.48	2	1.5	1	1
1772610900	Low Density Residential (LD)	E-1		0.95	2	1.5	2	1
1770212000	Low Density Residential (LD)	E-1		0.43	2	1.5	1	1
1712725600	Low Density Residential (LD)	E-1		0.71	2	1.5	1	1
1711924300	Low Density Residential (LD)	E-1		0.58	2	1.5	1	1
1711005700	Low Density Residential (LD)	E-1		0.46	2	1.5	1	1
1711005800	Low Density Residential (LD)	E-1		0.58	2	1.5	1	1
1771840800	Low Density Residential (LD)	E-1		0.48	2	1.5	1	1
1661835200	Low Density Residential (LD)	E-1		0.54	2	1.5	1	1

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1691202400	Low Density Residential (LD)	E-1		3.43	2	1.5	7	5
1733503800	Low Density Residential (LD)	E-1		1.19	2	1.5	2	1
1733503700	Low Density Residential (LD)	E-1		1.19	2	1.5	2	1
Subtotal				121.18			242	176
1731310300	Medium Low Density Residential (MLD)	R-1		1.27	4.356	3.3	6	4
1791621000	Medium Low Density Residential (MLD)	R-1		1.12	4.356	3.3	5	3
1732602100	Medium Low Density Residential (MLD)	R-1		0.63	4.356	3.3	3	2
1792511200	Medium Low Density Residential (MLD)	R-1		0.24	4.356	3.3	1	1
1711923600	Medium Low Density Residential (MLD)	R-1		0.23	4.356	3.3	1	1
1622322800	Medium Low Density Residential (MLD)	R-1		0.44	4.356	3.3	2	1
1731003000	Medium Low Density Residential (MLD)	R-1		0.19	4.356	3.3	1	1
1733402500	Medium Low Density Residential (MLD)	R-1		0.14	4.356	3.3	1	1
1731233100	Medium Low Density Residential (MLD)	R-1		0.16	4.356	3.3	1	1
1733501900	Low Density Residential (LD)	R-1		0.48	4.356	3.3	2	1
1733905500	Medium Low Density Residential (MLD)	R-1		0.32	4.356	3.3	1	1
1803202700	Medium Low Density Residential (MLD)	R-1		0.58	4.356	3.3	3	1
1803202700	Medium Low Density Residential (MLD)	R-1		0.52	4.356	3.3	2	1
1792501900	Medium Low Density Residential (MLD)	R-1		0.26	4.356	3.3	1	1
1591321500	Medium Density Residential (MD)	R-1		0.26	4.356	3.3	1	1
1802901700	Medium Low Density Residential (MLD)	R-1		3.16	4.356	3.3	14	10
1591321400	Medium Density Residential (MD)	R-1		0.25	4.356	3.3	1	1
1790908200	Medium Low Density Residential (MLD)	R-1		0.24	4.356	3.3	1	1
1621302000	Medium Low Density Residential (MLD)	R-1		0.45	4.356	3.3	2	1
1621302100	Medium Low Density Residential (MLD)	R-1		0.38	4.356	3.3	2	1
1790904300	Medium Low Density Residential (MLD)	R-1		0.15	4.356	3.3	1	1
1640531600	Medium Low Density Residential (MLD)	R-1		0.99	4.356	3.3	4	3
1791921900	Medium Low Density Residential (MLD)	R-1		0.29	4.356	3.3	1	1
1831513100	Medium Low Density Residential (MLD)	R-1	3	1.86	4.356	3.3	8	6

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1732601900	Medium Low Density Residential (MLD)	R-1		0.55	4.356	3.3	2	1
1664112300	Medium Low Density Residential (MLD)	R-1		0.24	4.356	3.3	1	1
1801632000	Medium Low Density Residential (MLD)	R-1		2.41	4.356	3.3	11	7
1591311400	Medium Density Residential (MD)	R-1		0.23	4.356	3.3	1	1
1735215500	Medium Low Density Residential (MLD)	R-1		0.30	4.356	3.3	1	1
1735216000	Medium Low Density Residential (MLD)	R-1		0.66	4.356	3.3	3	2
1761204800	Medium Low Density Residential (MLD)	R-1		0.29	4.356	3.3	1	1
1832701800	Medium Low Density Residential (MLD)	R-1		0.70	4.356	3.3	3	2
1735525300	Medium Low Density Residential (MLD)	R-1		0.43	4.356	3.3	2	1
1735525300	Medium Low Density Residential (MLD)	R-1		1.54	4.356	3.3	7	5
1711923300	Medium Low Density Residential (MLD)	R-1		0.23	4.356	3.3	1	1
1752915500	Medium Low Density Residential (MLD)	R-1		0.24	2.9	3.3	1	1
1733907600	Medium Low Density Residential (MLD)	R-1		0.31	4.356	3.3	1	1
1630422300	Medium Low Density Residential (MLD)	R-1		0.31	4.356	3.3	1	1
1791614600	Medium Low Density Residential (MLD)	R-1		0.29	4.356	3.3	1	1
1801820400	Medium Low Density Residential (MLD)	R-1		0.31	4.356	3.3	1	1
1801722900	Medium Low Density Residential (MLD)	R-1		0.21	4.356	3.3	1	1
1803200500	Medium Low Density Residential (MLD)	R-1		0.41	4.356	3.3	2	1
1762115500	Medium Low Density Residential (MLD)	R-1		0.28	4.356	3.3	1	1
1732141400	Medium Low Density Residential (MLD)	R-1		0.23	4.356	3.3	1	1
1801734100	Medium Low Density Residential (MLD)	R-1		0.35	4.356	3.3	2	1
1793405900	Medium Low Density Residential (MLD)	R-1		1.57	4.356	3.3	7	5
1830124600	Medium Low Density Residential (MLD)	R-1		0.59	4.356	3.3	3	1
1801415000	Medium Low Density Residential (MLD)	R-1		0.55	4.356	3.3	2	1
1770523600	Medium Low Density Residential (MLD)	R-1		0.89	4.356	3.3	4	2
1770523600	Medium Low Density Residential (MLD)	R-1		0.63	4.356	3.3	3	2
1770523600	Medium Low Density Residential (MLD)	R-1		0.29	4.356	3.3	1	1
2170310400	Medium Low Density Residential (MLD)	R-1	5b	1.23	4.356	3.3	5	4

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1801713900	Medium Low Density Residential (MLD)	R-1		0.54	4.356	3.3	2	1
1801713900	Medium Low Density Residential (MLD)	R-1		2.85	4.356	3.3	12	9
1832702000	Medium Low Density Residential (MLD)	R-1		0.86	4.356	3.3	4	2
1801924200	Medium Low Density Residential (MLD)	R-1		0.49	4.356	3.3	2	1
1733501600	Low Density Residential (LD)	R-1		1.44	4.356	3.3	6	4
1735215800	Medium Low Density Residential (MLD)	R-1		0.55	4.356	3.3	2	1
1735215800	Medium Low Density Residential (MLD)	R-1		0.71	4.356	3.3	3	2
1803102000	Medium Low Density Residential (MLD)	R-1		1.12	4.356	3.3	5	3
1803102000	Medium Low Density Residential (MLD)	R-1		1.48	4.356	3.3	6	4
1803102000	Medium Low Density Residential (MLD)	R-1		0.84	4.356	3.3	4	2
1803101800	Medium Low Density Residential (MLD)	R-1		0.41	4.356	3.3	2	1
1803101800	Medium Low Density Residential (MLD)	R-1		1.12	4.356	3.3	5	3
1770524100	Medium Low Density Residential (MLD)	R-1		0.14	4.356	3.3	1	1
1803202800	Medium Low Density Residential (MLD)	R-1		0.58	4.356	3.3	3	1
1803202800	Medium Low Density Residential (MLD)	R-1		0.52	4.356	3.3	2	1
1803202800	General Commercial (GC)	R-1		0.05	4.356	3.3	1	1
1733903100	Medium Low Density Residential (MLD)	R-1		0.36	4.356	3.3	2	1
1711923500	Medium Low Density Residential (MLD)	R-1		0.26	4.356	3.3	1	1
1801712800	Medium Low Density Residential (MLD)	R-1		0.35	4.356	3.3	2	1
1801712600	Medium Low Density Residential (MLD)	R-1		0.43	4.356	3.3	2	1
1790705800	Medium Low Density Residential (MLD)	R-1		0.18	4.356	3.3	1	1
1803101900	Medium Low Density Residential (MLD)	R-1		0.41	4.356	3.3	2	1
1803101900	Medium Low Density Residential (MLD)	R-1		1.12	4.356	3.3	5	3
1803101900	Medium Low Density Residential (MLD)	R-1		1.48	4.356	3.3	6	4
1622323000	Medium Low Density Residential (MLD)	R-1		1.31	4.356	3.3	6	4
1622213800	Medium Low Density Residential (MLD)	R-1		0.20	4.356	3.3	1	1
1630460500	Medium Low Density Residential (MLD)	R-1		0.17	4.356	3.3	1	1
1790904400	Medium Low Density Residential (MLD)	R-1		0.16	4.356	3.3	1	1

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1803431700	Medium Low Density Residential (MLD)	R-1		0.27	4.356	3.3	1	1
1741332400	Medium Low Density Residential (MLD)	R-1		0.23	4.356	3.3	1	1
1792511100	Medium Low Density Residential (MLD)	R-1		0.24	4.356	3.3	1	1
1735215900	Medium Low Density Residential (MLD)	R-1		0.67	4.356	3.3	3	2
1832701900	Medium Low Density Residential (MLD)	R-1		0.55	4.356	3.3	2	1
1832701700	Medium Low Density Residential (MLD)	R-1		1.32	4.356	3.3	6	4
1792704600	Medium Low Density Residential (MLD)	R-1		1.42	4.356	3.3	6	4
1741330300	Medium Low Density Residential (MLD)	R-1		0.22	4.356	3.3	1	1
1731830100	Medium Density Residential (MD)	R-1		0.63	4.356	3.3	3	2
1791431500	Medium Low Density Residential (MLD)	R-1		0.89	4.356	3.3	4	2
1801712700	Medium Low Density Residential (MLD)	R-1		0.35	4.356	3.3	2	1
1801724800	Medium Low Density Residential (MLD)	R-1		0.30	4.356	3.3	1	1
1664112000	Medium Low Density Residential (MLD)	R-1		0.29	4.356	3.3	1	1
1791945800	Medium Low Density Residential (MLD)	R-1		0.42	4.356	3.3	2	1
1793404600	Medium Low Density Residential (MLD)	R-1		0.24	4.356	3.3	1	1
1761314600	Medium Low Density Residential (MLD)	R-1		0.30	4.356	3.3	1	1
1761204600	Medium Low Density Residential (MLD)	R-1		0.36	4.356	3.3	2	1
1613603100	Medium Low Density Residential (MLD)	R-1		0.44	4.356	3.3	2	1
1801414900	Medium Low Density Residential (MLD)	R-1		0.31	4.356	3.3	1	1
1735215600	Medium Low Density Residential (MLD)	R-1		0.25	4.356	3.3	1	1
1732141100	Medium Low Density Residential (MLD)	R-1		0.21	4.356	3.3	1	1
1803200100	Medium Low Density Residential (MLD)	R-1		1.15	4.356	3.3	5	3
1761201100	Medium Low Density Residential (MLD)	R-1		0.45	4.356	3.3	2	1
1761201100	Medium Low Density Residential (MLD)	R-1		0.57	4.356	3.3	2	1
1761201100	Medium Low Density Residential (MLD)	R-1		0.37	4.356	3.3	2	1
1761201100	Medium Low Density Residential (MLD)	R-1		0.31	4.356	3.3	1	1
1791614700	Medium Low Density Residential (MLD)	R-1		0.31	4.356	3.3	1	1
1752942700	Medium Low Density Residential (MLD)	R-1		0.19	2.9	3.3	1	1

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1803410900	Medium Low Density Residential (MLD)	R-1		0.82	4.356	3.3	4	2
1790908300	Medium Low Density Residential (MLD)	R-1		0.19	4.356	3.3	1	1
1793406000	Medium Low Density Residential (MLD)	R-1		1.57	4.356	3.3	7	5
1793406100	Medium Low Density Residential (MLD)	R-1		1.57	4.356	3.3	7	5
1803102000	Medium Low Density Residential (MLD)	R-1		1.48	4.356	3.3	6	4
1803202800	Medium Low Density Residential (MLD)	R-1		0.52	4.356	3.3	2	1
1803202800	General Commercial (GC)	R-1		0.05	4.356	3.3	0	1
Subtotal				70.45			230	210
1790941500	Medium Density Residential (MD)	R-1-B		0.94	7.26	5.5	7	5
1643601400	Medium Density Residential (MD)	R-1-B		0.34	7.26	5.5	2	1
1793705000	Medium Density Residential (MD)	R-1-B		0.19	7.26	5.5	1	1
1790932900	Medium Density Residential (MD)	R-1-B		0.25	7.26	5.5	2	1
1791115500	Medium Density Residential (MD)	R-1-B		0.29	7.26	5.5	2	1
1834302800	Medium Low Density Residential (MLD)	R-1-B	3	0.23	7.26	5.5	2	1
1610807700	Medium Density Residential (MD)	R-1-B		0.17	7.26	5.5	1	1
1761542600	Medium Density Residential (MD)	R-1-B		0.33	7.26	5.5	2	1
1610807800	Medium Density Residential (MD)	R-1-B		0.14	7.26	5.5	1	1
1666708700	Medium Density Residential (MD)	R-1-B		0.24	5.8	5.5	1	1
1612800900	Medium Density Residential (MD)	R-1-B		0.49	7.26	5.5	4	2
1610808100	Medium Density Residential (MD)	R-1-B		1.53	7.26	5.5	11	8
1610807600	Medium Density Residential (MD)	R-1-B		0.17	7.26	5.5	1	1
Subtotal				5.31			38	25
Moderate Income Units								
1732602700	Medium Density Residential (MD)	R-M		0.49	10	7.5	5	3
1612314900	Medium High Density Residential (MHD)	R-M		0.93	15	11.25	14	10
1664112800	Medium High Density Residential (MHD)	R-M		0.43	15	11.25	6	4
1664112900	Medium High Density Residential (MHD)	R-M		0.36	15	11.25	5	4
1791850200	High Density Residential (HD)	R-M		0.67	21	15.75	14	10

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1660510500	High Density Residential (HD)	R-M		1.95	21	15.75	41	30
1761105500	High Density Residential (HD)	R-M		0.23	21	15.75	5	3
1660807900	High Density Residential (HD)	R-M		1.57	21	15.75	33	24
1732600200	High Density Residential (HD)	R-M		1.13	15	11.25	17	12
1634301700	Medium High Density Residential (MHD)	R-M		0.14	15	11.25	2	1
1660801900	Medium High Density Residential (MHD)	R-M		0.90	21	15.75	19	14
1660806500	High Density Residential (HD)	R-M		0.81	21	15.75	17	12
1661104100	High Density Residential (HD)	R-M		0.82	21	15.75	17	12
1791850300	High Density Residential (HD)	R-M		0.84	21	15.75	18	13
1661509100	General Commercial (GC)	R-M		4.90	21	15.75	103	77
1661509100	High Density Residential (HD)	R-M		14.79	21	15.75	311	233
1640833500	Medium High Density Residential (MHD)	R-M		0.21	15	11.25	3	2
1640833500	Medium High Density Residential (MHD)	R-M		0.21	15	11.25	3	2
1640833500	Medium High Density Residential (MHD)	R-M		0.23	15	11.25	3	2
1640833500	Medium High Density Residential (MHD)	R-M		0.24	15	11.25	4	2
1640833500	Medium High Density Residential (MHD)	R-M		0.23	15	11.25	3	2
1640833500	Medium High Density Residential (MHD)	R-M		0.23	15	11.25	3	2
1802102000	General Commercial (GC)	R-M		3.14	15	11.25	47	35
1712503500	General Commercial (GC)	R-M		1.33	10	7.5	13	9
1802105700	Neighborhood Commercial (CN)	R-M		0.80	15	11.25	12	9
1801926900	Neighborhood Commercial (CN)	R-M		3.72	15	11.25	56	41
1712321600	Neighborhood Commercial (CN)	R-M		1.28	21	15.75	27	20
1732602800	Medium Density Residential (MD)	R-M		0.22	10	7.5	2	1
1712321300	Neighborhood Commercial (CN)	R-M		1.37	21	15.75	29	21
1712321700	Neighborhood Commercial (CN)	R-M		0.91	21	15.75	19	14
1732600300	High Density Residential (HD)	R-M		0.81	15	11.25	12	9
1660801800	Medium High Density Residential (MHD)	R-M		1.43	21	15.75	30	22
1661104000	High Density Residential (HD)	R-M		2.75	21	15.75	58	43

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1664402700	High Density Residential (HD)	R-M		3.05	21	15.75	64	47
1664402700	High Density Residential (HD)	R-M		1.19	21	15.75	25	18
1633622000	Medium High Density Residential (MHD)	R-M		0.14	15	11.25	2	1
1661509200	General Commercial (GC)	R-M		4.90	21	15.75	103	77
1661509200	High Density Residential (HD)	R-M		14.79	21	15.75	311	233
Subtotal				74.17			1,457	1,074
Lower Income Units								
1610300700	Medium Density Residential (MD)	M-U		1.66	40	30.0	66	50
1730802000	Medium Density Residential (MD)	M-U		3.72	40	30.0	149	111
1754514600	Neighborhood Commercial (CN)	M-U		0.18	40	30.0	7	5
1750923000	Neighborhood Commercial (CN)	M-U		0.13	40	30.0	5	4
1730803800	Neighborhood Commercial (CN)	M-U		0.37	40	30.0	15	11
1750923100	Neighborhood Commercial (CN)	M-U		0.13	40	30.0	5	4
1750922900	Neighborhood Commercial (CN)	M-U		0.13	40	30.0	5	4
1801810900	General Commercial (GC)	M-U		4.68	21	15.8	98	74
1801810900	Railroad Right-of-Way (RR ROW)	M-U		1.69	21	15.8	36	27
1730803900	Neighborhood Commercial (CN)	M-U		0.33	40	30.0	13	10
1730800600	Neighborhood Commercial (CN)	M-U		0.76	40	30.0	31	23
1754105400	Neighborhood Commercial (CN)	M-U		0.22	40	30.0	9	7
1754514400	Neighborhood Commercial (CN)	M-U		0.16	40	30.0	6	5
1754514500	Neighborhood Commercial (CN)	M-U		0.13	40	30.0	5	4
1751121900	Neighborhood Commercial (CN)	M-U		0.43	40	30.0	17	13
1754105700	Neighborhood Commercial (CN)	M-U		0.09	40	30.0	4	3
1754105700	Neighborhood Commercial (CN)	M-U		0.07	40	30.0	3	2
1730800400	Neighborhood Commercial (CN)	M-U		0.13	40	30.0	5	4
1750923800	Neighborhood Commercial (CN)	M-U		0.12	40	30.0	5	4
1750914500	Neighborhood Commercial (CN)	M-U		0.22	40	30.0	9	7
1610512100	Neighborhood Commercial (CN)	M-U		0.18	40	30.0	7	6

Table B-4: Vacant Parcels Outside of the Downtown Specific Plan

APN	General Plan	Zoning	Planning Area	Acres	Max Density	Realistic Density	Maximum Units	Potential Units
1610512600	Neighborhood Commercial (CN)	M-U		0.22	40	30.0	9	6
1610510600	Neighborhood Commercial (CN)	M-U		0.30	40	30.0	12	9
1730803700	Neighborhood Commercial (CN)	M-U		0.20	40	30.0	8	6
1730803600	Neighborhood Commercial (CN)	M-U		0.60	40	30.0	24	18
1730802400	Neighborhood Commercial (CN)	M-U		2.59	40	30.0	104	78
1730802200	Neighborhood Commercial (CN)	M-U		0.35	40	30.0	14	10
1730800700	Neighborhood Commercial (CN)	M-U		0.65	40	30.0	26	19
1754513400	Neighborhood Commercial (CN)	M-U		0.16	40	30.0	6	5
Subtotal				20.59			703	529
Total				309.70			2,766	2,033