



2021-2029 Housing Element

June 2021

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



Table of Contents

Appendices	4
Chapter 1: Introduction.....	5
City Profile	5
Purpose of the Housing Element	5
Relationship to Other General Plan Elements	6
Organization of the Housing Element	6
Public Participation	6
Data Sources and Methodology	8
Chapter 2: Community Profile	1
Population Characteristics	1
Population Growth	1
Age Characteristics.....	2
Race And Ethnicity	3
Economic Characteristics	4
Household Characteristics.....	7
Household Income	9
Housing Problems	12
Overcrowding.....	13
Cost Burden.....	14
Special Needs Groups.....	15
Seniors.....	16
Persons with Disabilities (including Developmental Disabilities).....	17
Large Households.....	19
Single-Parent Households	19
Residents Living in Poverty.....	20
Homeless.....	22
Students.....	24
Military	24
Housing Stock Characteristics.....	25
Housing Growth	25
Housing Type.....	25
Housing Availability and Tenure	26
Housing Age and Condition	30
Housing Costs and Affordability	31
Rental Market	33

Affordable Housing	37
Tenant-Based Rental Housing Assistance.....	37
Publicly Assisted Rental Housing	37
Chapter 3: Housing Constraints	1
Market Constraints	1
Economic Factors	1
Construction Cost	1
Land Cost	2
Governmental Constraints	3
Residential Development Standards.....	7
Housing for Persons with Special Needs	10
Development and Planning Fees.....	19
On- and Off-Site Improvements	20
Building Codes and Enforcement	21
Processing and Permit Procedures	21
State Tax Policies and Regulations	23
Infrastructure and Environmental Constraints.....	23
Earthquakes and Seismic Activity	24
Flooding	24
Chapter 4: Housing Resources	1
Future Housing Needs.....	1
RHNA Requirement	1
Credits toward RHNA.....	2
Remaining RHNA	5
Administrative Resources	30
Chapter 5: Review of Past Accomplishments.....	1
Chapter 6: Housing Plan	1
Goals and Policies	1
1. Maintenance and Preservation of Housing	1
2. Housing Opportunities.....	2
3. Housing for the Vulnerable.....	2
4. Removal of Constraints on Housing Development.....	3
5. Fair Housing Practices	3
Housing Programs	4
1. Maintenance and Preservation of Housing	4
2. Housing Opportunities.....	5
3. Housing for the Vulnerable.....	10

4.	Removal of Constraints on Housing Development.....	15
5.	Fair Housing Practices	18

Tables

Table 1: Population Growth	2
Table 2: Age Characteristics	3
Table 3: Race/Ethnicity.....	4
Table 4: Major Employers in Vista	5
Table 5: Employment Characteristics - City of Vista and Region (2010-2018)	6
Table 6: Mean Salary by Occupation - San Diego Region (2019)	7
Table 7: Household Characteristics.....	8
Table 8: Average Persons per Household.....	9
Table 9: Households by Income Category (2012-2016)	10
Table 10: Median Household Income (2014-2018).....	11
Table 11: Housing Assistance Needs of Lower-income Households (2012-2016)	12
Table 12: Overcrowding	14
Table 13: Special Needs Groups in Vista.....	15
Table 14: Persons Age 65 and Over	16
Table 15: Disabilities Tallied in Vista (2014-2018)	17
Table 16: Large Households	19
Table 17: Single-Parent Households (2018)	20
Table 18: Homelessness in Vista and Surrounding Cities (2019)	23
Table 19: Housing Unit Growth (2000 to 2018)	25
Table 20: Housing Unit Type.....	26
Table 21: Tenure of Occupied Units (2000-2018)	26
Table 22: Household Size by Tenure	27
Table 23: Vacancy Rates by Community and Property Age (2019)	29
Table 24: Substandard Units (2018)	31
Table 25: Changes in Median Home Sale Prices and Values (2019-2020).....	32
Table 26: Average Monthly Rent (2019).....	33
Table 27: Housing Affordability Matrix - San Diego County (2019)	35
Table 28: Inventory of Assisted Rental Housing.....	37
Table 29: Disposition of Loan Applications.....	3
Table 30: Land Use Designations and Zoning Districts	5
Table 31: Citywide Development Standards.....	8
Table 32: Citywide Parking Requirements.....	8
Table 33: Downtown Vista Specific Plan Development Standards	9

Table 34: Downtown Vista Specific Plan Parking Requirements	9
Table 35: Provisions for A Variety Of Housing Opportunities	10
Table 36: Development and Planning Fees.....	19
Table 37: Fee Comparisons (2019-2020).....	20
Table 38: Housing Needs for 2021-2029.....	2
Table 39: Remaining 2021-2029 Share of Regional Housing Needs	2
Table 40: Planned or Approved Units (2020)	3
Table 41: Recent Projects	10
Table 42: Underutilized Sites in the Downtown Vista Specific Plan.....	13
Table 43: Residential Capacity in The Downtown Vista Specific Plan.....	17
Table 44: Residential Capacity on Vacant Parcels Outside of the Downtown Specific Plan	27
Table 45: Adequacy of Residential Sites Inventory	28
Table 46: Quantified Housing Objective and achieved Accomplishments (2013-2021)	1
Table 47: Review of Past Accomplishments.....	2
Table 48: Fair Housing Issues, Contributing Factors, and Meaningful Actions	26
Table 49: Quantified Objectives (2021-2029)	32

Figures

Figure 1: Median Household Income (2014-2018)	10
Figure 2: Household Income (2014-2018).....	11
Figure 3: Housing Stock Age (2014-2018)	30
Figure 4: Median Home Prices and Values (2020).....	32
Figure 5: Planned or Approved Projects.....	4
Figure 6 Downtown Vista Specific Plan	6
Figure 7: Vacant And Nonvacant Sites In The Downtown Vista Specific Plan	12
Figure 8: Vacant Sites	26

Appendices

Appendix A – 1	Online Survey Results
Appendix A – 2	Public Meeting Invitee List – List of Stakeholders
Appendix B	Sites Inventory
Appendix C	Affirmatively Furthering Fair Housing

Chapter 1: Introduction

CITY PROFILE

The City of Vista was incorporated in 1963 and covers almost 19 square miles in northern San Diego County. As of 2020, Vista has a population of approximately 100,108 people. The City is projected to reach a population of approximately 116,448 people by 2035 and approximately 144,592 people by 2050¹. The predominant land uses in the City's Sphere of Influence (SOI) are rural, agricultural, and open space. This has historically been the case, with agricultural activity in the City being one of the region's prime agricultural areas. However, with a growing population, residential land uses are becoming more predominant within the City.

Vista is bounded by the cities of Carlsbad and Oceanside to the west, northwest, and southwest; the city of San Marcos to the southeast, and unincorporated San Diego County to the north and east. Vista is comprised of a semi-rural setting with rolling hills, a Mediterranean climate and ocean breezes. Topography ranges from lowland creek beds to steep slopes along the San Marcos Mountains. The City places high value and emphasis on its open space, preserves, and parks along with its valuable scenic resources and strong cultural heritage.

PURPOSE OF THE HOUSING ELEMENT

According to California Government Code Section 65302, the General Plan is required to consist of seven State-mandated elements including; land use, circulation, housing, conservation, open space, noise, and safety. The Housing Element is one of the seven State-mandated elements of the General Plan and must be updated every four, five, or eight years as mandated by California Government Code Section 65581. 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 Housing Element represents the City of Vista's sixth Housing Element cycle and will be carried out from 2021 through 2029.

¹ United States Census Bureau. 2020. Vista, City. California. Quick Facts. <https://www.census.gov/quickfacts/vistacitycalifornia>

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Vista's 2030 General Plan was updated in its entirety and adopted in 2012 and 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. California Government Code Section 65583 (c) requires the Housing Element to maintain internal consistency with all of the other General Plan Elements. At this time, the Housing Element is being updated in conformance with the 2021-2029 update cycle for jurisdictions in the SANDAG region in addition to the California Government Code requirements. 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.

ORGANIZATION OF THE HOUSING ELEMENT

This Housing Element is organized into the following main chapters:

- 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.

PUBLIC PARTICIPATION

The City of Vista places high value in community input and strives to offer 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 development of the Housing Element. Input on housing needs and policies was solicited.

Housing Element

The City crafted a survey and published it for the public to access on September 19, 2020. The survey was published in both English and Spanish and asked questions regarding the public's current living situation and what the public would like the City to concentrate more on in regards to housing. The survey results are presented in Appendix A of this report. The survey was available to the general public through October 19, 2020. A total of 85 responses were received. The key housing issues identified by the respondents are:

- Affordable housing – both rental and ownership;
- Oversaturation of apartment developments;
- Revitalization of older neighborhoods;
- Homeless support and services; and
- Development of a wide variety of housing types

Additionally, City Council held a public information workshop on November 10, 2020 to further gain input on the public's needs and wants for the upcoming housing element cycle. To further solicit input from the community and agencies, special invitations were sent to service providers, housing professionals, and community stakeholders. The invitation list is included as Appendix A. Public comments received at the meeting focused on support for a housing plan that does not require re-zoning of non-residential areas or up-zoning of existing lower density residential areas.

Additional public meetings were held with the Planning Commission on December 15, 2020 and City Council on January 12, 2021. The Draft Housing Element was available for public review from December 7, 2020 through January 12, 2021. The document was posted on the City's website, and in addition to promoting the document's availability via social media, all service providers, housing professionals, and community stakeholders identified in Appendix A received notifications that the draft document had been released for public review. Public comments received during the December 2020 Planning Commission meeting and January 2021 City Council meeting focused on the quality of the document, support for the plan since no re-zoning is required, a concentration of lower income units in the Downtown Specific Plan, and the need for better replacement housing.

The comments provided on the online survey, and during the November 2020 public information workshop, December 2020 Planning Commission meeting, and January 2021 City Council meeting were used by city staff to inform the housing site identification and program development processes. The City was able to meet Regional Housing Needs Allocation (RHNA) goals without re-zoning non-residential areas or up-zoning existing lower density areas as requested. Additionally, many of the sites included in the inventory are located within the Downtown Vista Specific Plan. The redevelopment of these sites will revitalize one of the City's older, underutilized neighborhoods. The City has provided details on the development that is occurring in this area to demonstrate that recycling trends are showing the demand for additional residential options in the area, and that this replacement residential construction is high-quality. In addition, the housing plan does not concentrate a certain income category within the Downtown Vista Specific Plan area,

and instead prioritizes a wide variety of housing sites across the City. Overlay zones provide for the development of varied types of housing while programs to support additional Accessory Dwelling Unit (ADU) development across the City have been developed.

DATA SOURCES AND METHODOLOGY

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

- Census Bureau and American Community Survey (ACS);
- Department of Finance;
- Building Industry Association of San Diego;
- San Diego Association of Governments (SANDAG);
- 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; and
- State Employment Development Department data on wage and labor statistics



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.

POPULATION CHARACTERISTICS

Population characteristics affect the type and amount 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 needs.

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.

From 1990 to 2000, Vista's population increased by 25 percent to 89,857 residents. Growth in Vista slowed down in the subsequent decades, with an increase of 4.4 percent between 2000 and 2010, and an increase of 8.3 percent between 2000 and 2019.

Because the 2020 Census data will not be released until March of 2021, some population estimates for 2019 were used in the analysis included in this Housing Element. The City's population in 2019 was 101,638. As shown in Table 1, Vista's population growth rate from 2010 to 2019 was comparable to that experienced by Carlsbad but lower than the growth experienced by San Marcos.

Table 1: Population Growth

	1990	2000	2010	2019	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 2010-2019
Carlsbad	63,126	78,247	105,328	115,382	23.9%	34.6%	9.5%
Encinitas	55,386	58,014	59,518	62,709	4.7%	2.6%	5.3%
Escondido	108,635	133,559	143,911	151,625	22.9%	7.8%	5.3%
Oceanside	128,398	161,029	167,086	175,742	25.4%	3.8%	5.1%
Poway	43,516	48,044	47,811	49,323	10.4%	-0.5%	3.2%
San Marcos	38,974	54,977	83,781	96,664	41.1%	52.4%	15.4%
Vista	71,872	89,857	93,834	101,638	25.0%	4.4%	8.3%
San Diego County	2,498,016	2,813,833	3,095,313	3,338,330	12.6%	10.0%	7.9%

Source: Bureau of the Census, 1990-2010, 2019

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, incomes, and 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 older adult population (35 to 64 years old) represent 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 that accommodates all age groups, it is important to provide housing options that suit various needs.

Table 2 shows the proportional populations by age group in the City of Vista. One of the most noticeable changes is the population of adults (aged 45-64), which increased by approximately 9,215 between 2000 and 2018 and has had a much larger increase compared to other age groups. Adults aged 25-44 continue to make up the largest proportion of the population with approximately 29.8 percent in 2018. This proportion has remained relatively consistent for the last 18 years.

The number of senior residents decreased slightly between 2000 and 2010 and increased between 2010 to 2018 to about 9.7 percent of the population. The number of seniors have increased slightly between 2010 and 2019 to approximately 10 percent.

The proportion of preschool (aged 0-4) and school age (aged 5-27) children have dropped slightly in the City, while older age groups have seen increases.

Table 2: Age Characteristics

Age Groups	2000		2010		2018		Percent Change (1990-2018)	Percent Change (2010-2018)
	Persons	Percent	Persons	Percent	Persons	Percent		
Preschool (0-4 years)	7,726	8.6%	7,475	8.0%	7,365	7.4%	-3.4%	-1.5%
School Age (5-17 years)	18,927	21.1%	17,599	18.8%	17,408	17.3%	-7.5%	-1.1%
College Age (18-24 years)	10,243	11.4%	11,738	12.5%	12,098	12.1%	12.7%	3.1%
Young Adults (25-44 years)	29,374	32.7%	27,659	29.5%	29,765	29.8%	-6.2%	7.6%
Adults (45-64 years)	14,581	16.2%	20,690	22.0%	23,796	23.8%	29.5%	15.0%
Seniors (65+ years)	9,006	10.0%	8,673	9.2%	9,676	9.7%	-3.8%	11.6%
Total Population	89,857	100.0%	93,834	100.0%	100,108	100.1%	39.2%	6.7%
Median Age	30.3		31.1		36.3			

Source: Bureau of the Census, 2010. ACS 2014-2018.

RACE AND ETHNICITY

Race/ethnicity of residents 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 burden². 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.

San Diego County has become increasingly diverse in terms of race, ethnicity, and culture. As shown in Table 3, Hispanic/Latino residents comprise the largest racial/ethnic group in Vista, followed by non-Hispanic White residents. The proportion of non-Hispanic White residents has consistently declined from 50 percent in 2000 to 40 percent in 2018. In contrast, Hispanic/Latino residents comprised 39 percent of the community in 2000 and increased to 50 percent by 2018. Asian/Pacific Islander and African American residents continue to comprise less than 5 percent 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

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).

Housing Element

Census category has become more important, particularly in ethnically and racially diverse areas such as Southern California. According to the 2014-2018 American Community Survey (ACS), about 1.9 percent of Vista residents identified themselves as being of mixed racial/ethnic heritage.

Table 3: Race/Ethnicity

Race/Ethnicity	1990		2000		2010		2018	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Non-Hispanic White	48,014	66.8%	44,844	49.9%	38,287	40.8%	40,134	40.1%
African American	2,961	4.1%	3,535	3.9%	2,753	2.9%	2,897	2.9%
Asian/Pacific Islander	2,617	3.6%	3,732	4.1%	4,421	4.7%	4,550	4.5%
Hispanic/Latino	17,804	24.7%	34,990	38.9%	45,380	48.4%	50,318	50.3%
Other Race ¹	476	0.7%	--	--	2,993	3.2%	--	--
Other Race ²	--	--	601	0.7%	511	0.5%	302	0.3%
Two or More races	--	--	2,155	2.4%	2,482	2.6%	1,907	1.9%
Total	71,872	100%	89,857	100%	93,834	100.0%	100,108	100%

Source: Bureau of the Census, 1990-2010. American Community Survey, 2014-2018.

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.

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. Additionally, 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 to major transportation corridors makes the City 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 in Vista. As shown in Table 4, these include Vista Unified School District, Costco Wholesale, Walmart, and U.S. Foodservice, Inc.

Table 4: Major Employers in Vista

Name of Employer	Type of Service	Number of Employees
Vista Unified School District	Education	2,344
Watkins Manufacturing Corp	Manufacturing	781
Zodiac Pool Systems, Inc.	Manufacturing	497
DJ Orthopedics, LLC	Manufacturing	400
Costco Wholesale	Retail	316
J+D Laboratories, Inc.	Manufacturing	300
Walmart Stores	Retail	293
City of Vista	Public Administration	290
Applied Membranes, Inc.	Supplier	280
Jeld-Wen Windows and Doors	Manufacturing	261
U.S. Foodservice, Inc.	General Line Grocery	250

Source: City of Vista, 2019.

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 of jobs held by Vista residents. This share of employment remained almost unchanged in 2018, with the largest occupational categories now being education, health and social services, and retail trade. According to the ACS, approximately 30 percent of Vista residents worked in educational, health and social services occupations or retail trade occupations. These occupations comprised 32 percent of jobs held by County residents during the same period.

Table 5: Employment Characteristics - City of Vista and Region (2010-2018)

Industry	2000 Census		2014-2018 ACS	
	% of City Employment	% of Region Employment	% of City Employment	% of Region Employment
Agriculture, forestry, hunting, fishing and hunting, Mining	1.4%	0.7%	2.2%	0.9%
Construction	9.2%	6.6%	9.1%	5.9%
Manufacturing	15.4%	11.0%	12.5%	9.2%
Wholesale Trade	5.5%	3.3%	3.2%	2.4%
Retail Trade	12.5%	11.3%	13.5%	10.5%
Transportation and warehousing, Utilities	3.6%	3.5%	2.7%	4.1%
Information	--	--	1.7%	2.2%
Finance, Insurance, and Real Estate	5.6%	7.1%	4.7%	6.2%
Professional Services	11.8%	13.3%	12.8%	15.1%
Education, health, and social services	14.7%	19.3%	16.7%	21.3%
Arts, entertainment, and recreation	8.5%	9.6%	11.8%	11.9%
Other Services, except Public Administration	5.7%	5.2%	6.2%	5.3%
Public Administration	4.1%	5.4%	2.9%	5.0%
Total	100.0%	100.0%	100.0%	100.0%

Sources: Bureau of the Census, 2000 and American Community Survey, 2014-2018.

Table 6 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area. 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 (2019)

Occupations	Average Salary
Management	\$136,531
Legal	\$120,265
Computer and Mathematical	\$104,627
Healthcare Practitioners and Technical	\$102,053
Architecture and Engineering	\$99,949
Life, Physical and Social Science	\$87,579
Business and Financial Operations	\$80,850
Education Instruction and Library	\$66,690
Arts, Design, Entertainment, Sports and Media	\$61,614
Construction and Extraction	\$60,047
Protective Service	\$58,837
Community and Social Service	\$56,793
Installation, Maintenance and Repair	\$54,945
Sales and Related	\$45,974
Office and Administrative Support	\$45,385
Production	\$43,823
Transportation and Material Moving	\$39,362
Healthcare Support	\$35,609
Building, Grounds Cleaning, and Maintenance	\$36,248
Personal Care and Service	\$34,806
Farming, Fishing and Forestry	\$33,243
Food Preparation and Serving Related	\$31,942
All Occupations	\$63,353

Source: California Employment Development Department, Occupational Wage data, 2019.

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.

Household Type and Size

Vista had 30,275 households in 2018, a 4.6 percent increase since 2000. As shown in Table 7, 72.3 percent of Vista households in 2018 were families. The proportion of single households and other non-family households remained relatively static from 2000 to 2019. However, within the single households, the proportion of elderly persons living alone declined modestly. Between 2000 and 2018, the average household size has increased from 3.03 to 3.19.

Table 7: Household Characteristics

Household Type	1990		2000		2010		2018		Percent Change (1990-2018)
	#	%	#	%	#	%	#	%	
Households	25,371	100%	28,877	100%	29,317	100.0%	30,275	100.0%	19.3%
Family Households	18,471	72.8%	20,783	72.0%	21,119	72.0%	21,903	72.3%	18.6%
Married with Children	7,190	28.3%	8,345	28.9%	7,354	25.1%	7,530	24.9%	4.7%
Married No Children	7,560	29.8%	7,153	24.8%	7,670	26.2%	7,895	26.1%	4.4%
Other Families	3,721	14.7%	5,285	18.3%	6,095	20.8%	6,478	21.4%	74.1%
Non-Family Households	6,900	27.2%	8,094	28.0%	8,198	28.0%	8,372	27.7%	21.3%
Singles	5,077	20.0%	5,924	20.5%	5,784	19.7%	5,884	19.4%	15.9%
Elderly Living Alone	2,029	8.0%	2,091	7.2%	1,963	6.7%	2,178	7.2%	7.3%
Other Non-Families	1,823	7.2%	2,170	7.5%	2,414	8.2%	--	--	--
Average Household Size	2.78		3.03		3.13		3.19		14.7%

Source: Bureau of the Census, 1990-2010. American Community Survey 2014-2018

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 and many households extend beyond their financial means and purchase large homes.

In 2018, the average number of persons per household in the entire San Diego region ranged from 2.6 to 3.2, with a regionwide average of 2.87 persons per household. Vista had an average of 3.19 persons per household in 2018, representing a small increase from 2010, when the average was 3.13 persons per household. Table 8 compares household size in Vista to household size in surrounding cities and the County as a whole. Household size varied among the cities, with Escondido, San Marcos and Vista having the highest average household size among surrounding North County jurisdictions.

Table 8: Average Persons per Household

Jurisdiction	Average Household Size (2014-2018)
Carlsbad	2.61
Encinitas	2.60
Escondido	3.21
Oceanside	2.83
Poway	3.12
San Marcos	3.21
Vista	3.19
San Diego County	2.87

Source: American Community Survey, 2014-2018.

HOUSEHOLD INCOME

Household income is directly connected to the ability to afford housing. Higher income households are more likely to own rather than rent housing. 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

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).

Housing Element

Between 2012 and 2016, approximately 44 percent of Vista households earned moderate or above moderate-incomes (Table 9), while 56 percent of households had lower-incomes.⁴

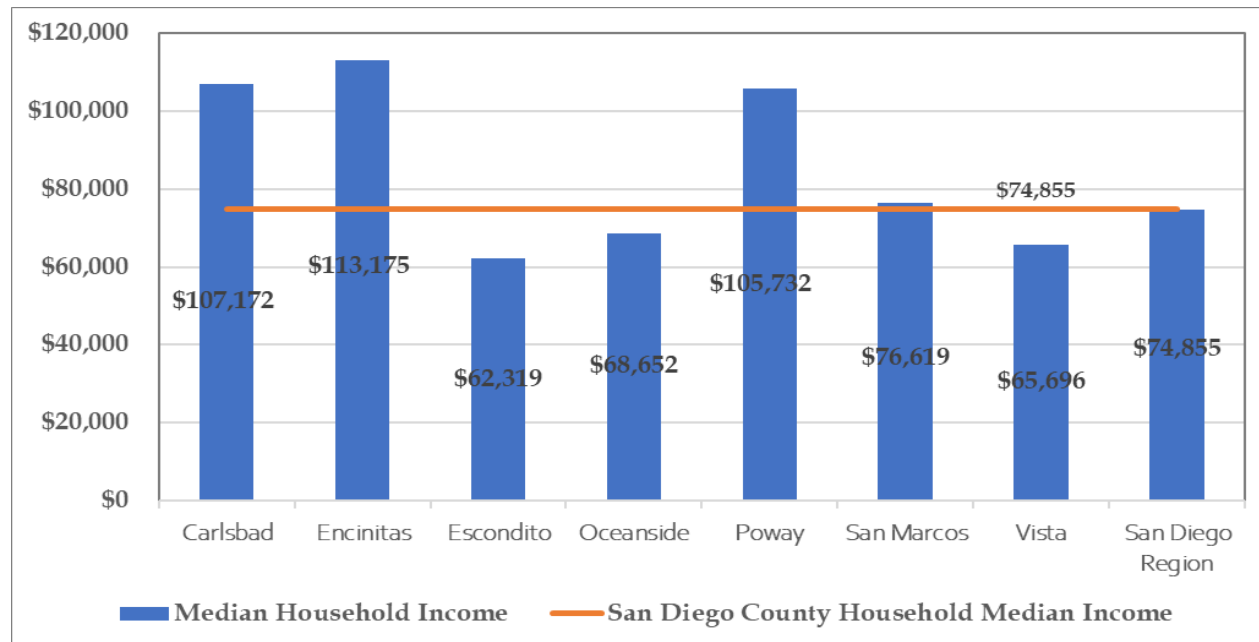
Table 9: Households by Income Category (2012-2016)

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	5,055	16.5%
Very Low (31 to 50% AMI)	5,760	18.8%
Low (51 to 80% AMI)	6,490	21.2%
Moderate or Above (over 80% AMI)	13,330	43.5%
Total	30,630	100.0%

Source: Department of Housing and Urban Development (HUD); Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

Household incomes in Vista tend to be lower than those in the region as a whole. The ACS estimates the median household income in Vista between 2014 and 2018 at \$65,696, compared to \$74,855 in the County. Figure 1 compares household income in Vista and the San Diego region between 2014 and 2018.

FIGURE 1: MEDIAN HOUSEHOLD INCOME (2014-2018)



Source: Bureau of the Census, American Community Survey American Community Survey, 2014-2018.

⁴ Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2012-2016 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.

Housing Element

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

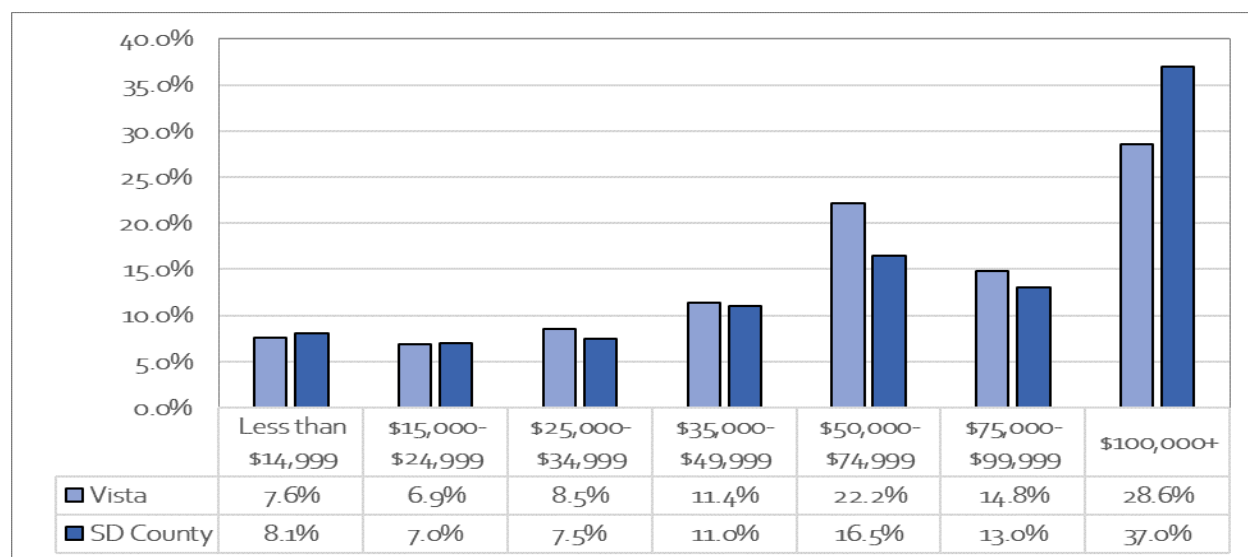
Table 10: Median Household Income (2014-2018)

Jurisdiction	Median Household Income	Percent Above/ Below Regional Median
Carlsbad	\$107,172	43.1%
Encinitas	\$113,175	51.2%
Escondido	\$62,319	-16.7%
Oceanside	\$68,652	-8.3%
Poway	\$105,732	41.2%
San Marcos	\$76,619	2.4%
Vista	\$65,696	-12.2%
San Diego Region	\$74,855	0.0%

Source: Bureau of the Census, American Community Survey, 2014-2018.

As shown in Figure 2, nearly 15 percent of Vista households earned less than \$25,000 during the 2014-2018 period. By contrast, about 29 percent of Vista households earned \$100,000 or more. 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 (2014-2018)



Source: Bureau of the Census, American Community Survey American Community Survey, 2014-2018.

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 2012-2016 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; and
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Table 11 also details the housing assistance needs for lower-income households that rent or own in Vista. The types of problems vary according to household income, type, and tenure. Some notable details include:

- Low-income households tend to more often be renters more than buyers;
- Renter-households had a higher level of housing problems (63.8 percent) compared to owner-households (36.2 percent);
- Approximately 56 percent of extremely low-income (households earning less than 30 percent of the AMI), 85 percent of very low-income households (households earning between 31 and 50 percent of the AMI), and 64 percent of low-income (households earning between 51 and 80 percent of the AMI) had housing problems; and
- Nearly 50 percent of extremely low-income renter households spend more than 50 percent of their income on housing and 55.6 percent spend more than 30 percent of their income on housing.

Table 11: Housing Assistance Needs of Lower-income Households (2012-2016)

Household by Type, Income, and Housing Problem	Renters	Owners	Total Households
Extremely low-income (0-30% AMI)	3,325	1,730	5,055
With any housing problem	58.0%	53.1%	56.3%
With cost burden >30%	55.6%	47.7%	53.9%
With cost burden > 50%	48.6%	35.0%	43.9%
Very low-income (31-50% AMI)	4,165	1,595	5,760
With any housing problem	93.8%	62.4%	85.0%
With cost burden >30%	88.0%	57.7%	79.5%
With cost burden > 50%	48.5%	38.9%	38.6%

Housing Element

Household by Type, Income, and Housing Problem	Renters	Owners	Total Households
Low-income (51-80% AMI)	3,820	2,670	6,490
With any housing problem	69.3%	57.9%	64.6%
With cost burden >30%	55.0%	55.1%	57.6%
With cost burden > 50%	3.5%	24.3%	12.1%
Moderate & Above Income (>80% AMI)	4,720	8,610	13,330
With any housing problem	25.4%	23.7%	24.3%
With cost burden >30%	15.8%	20.7%	19.0%
With cost burden > 50%	0.9%	4.1%	3.0%
Total Households	16,025	14,605	30,630
With any housing problem	9,685	5,485	15,170
% With housing problem	63.8%	36.2%	49.5%

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), 2012-2016.

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. Rooms can include living room and dining rooms but excludes hallways, kitchens, 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 in 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 and disproportionately affects renter-households. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

Overcrowding in the City decreased from 17.5 percent to 8.8 percent between 2000 and 2018. Approximately 12 percent of all renters lived in overcrowded conditions compared to approximately 5 percent of owners according to 2014-2018 American Community Survey data. However, the significant reduction in overcrowding rate between 2010 and 2018 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%
2014-2018						
Total Overcrowded (> 1.0 person/room)	795	5.3%	1,858	12.1%	2,653	8.8%
Severely Overcrowded (>1.5 persons/room)	362	2.4%	736	4.7%	1,098	3.6%

Sources: Bureau of the Census, 1990 and 2000 Census; American Community Survey (ACS), 2006-2010 and 2014-2018.

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, thereby decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions because 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.

Housing cost burden affects a substantial portion of households in Vista, particularly to lower income renter and owner households. Table 11 presented earlier provides overpayment detail by income group and household type for Vista between 2012 and 2016. At the lower-income levels, cost burden has a greater impact on renters than on owners. For households with moderate or above incomes, cost burden is less

prevalent and has a relatively similar impact on renters and owners. In total, approximately half of the households in Vista are over-payers.

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, or household characteristics, among other factors. 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

Special Needs Group	# of Persons or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Persons or Households
Households with Seniors	6,594	--	--	--	--	21.8%
Senior Headed Households	4,977	4,114	82.7%	863	17.3%	5.0%
Seniors Living Alone	2,178	--	--	--	--	7.2%
Persons with Disabilities*	6,766	--	--	--	--	6.9%
Large Households	5,822	2,426	41.7%	3,396	58.3%	19.9%
Single-Parent Households	3,444	--	--	--	--	11.4%
Female Headed Households	4,411	--	--	--	--	14.6%
Female Headed Households with children	2,469	--	--	--	--	8.2%
People Living in Poverty*	9,310	--	--	--	--	9.3%
Farmworkers*	1,200	--	--	--	--	13.5%
Homeless	296	--	--	--	--	0.2%
Students*	6,488	--	--	--	--	26.2%
Military*	738	--	--	--	--	0.7%

* = 2010 Census data not available. Estimate is from the 2014-2018 ACS.

Sources: Bureau of the Census; 2000-2010 Census and American Community Survey (ACS), 2014-2018; Regional Housing Task Force on the Homeless, 2019.

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.

SENIORS

The limited income of many seniors often makes it difficult for them to find affordable housing. Table 13 shows that 4,977 households were headed by seniors, approximately five percent of total households. Table 14 shows that 9,676 persons age 65 and over resided in Vista in 2018. This accounted for approximately ten percent of residents; lower than the percentage of seniors residing 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	113,670	19,151	16.8%
Encinitas	62,713	11,124	17.7%
Escondido	151,115	17,632	11.7%
Oceanside	175,389	21,501	12.3%
Poway	49,842	5,900	16.3%
San Marcos	94,709	11,057	11.8%
Vista	100,108	9,676	9.7%
San Diego Region	3,302,833	439,595	13.3%

Source: ACS 2014-2018.

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. 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.

In addition to cost burden problems faced by seniors due to their relatively fixed incomes, many are faced with various disabilities. Roughly 31 percent of Vista's senior population was listed as having one or more disabilities according to the 2014-2018 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 June 2020, 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 by right 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 that provide clear guidance for the development of such facilities.

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. According to 2014-2018 ACS data, a total of 6,776 residents, or approximately 7 percent of Vista residents had a disability. Table 15 shows the total number of disabled persons in each age group.

Table 15: Disabilities Tallied in Vista (2014-2018)

Disability Type	Number of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
Total Disabled Persons	428	3,458	2,890	6,776

Note: A person can have multiple disabilities.

Source: Bureau of the Census, American Community Survey (ACS), 2014-2018.

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

State law requires the Housing Element to 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 18;
- Is likely to continue indefinitely;

Housing Element

- 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; and
- 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 1,525 persons in the City of Vista with developmental disabilities, based on the 2019 population estimates.

According to the State's Department of Developmental Services, as of June 2020, about 36,472 individuals with developmental disabilities were being assisted at the San Diego Regional Center. Of these individuals served, approximately 38.6 percent were Hispanic, and 30.1 percent were white. 67 percent of the individuals served were male. In Vista, about 1,125 individuals are developmentally disabled.

Many developmentally disabled persons can live and work independently in 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 accommodate 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, who often rely upon public transportation to travel to necessary services and shops.

Resources

State and federal legislation mandates 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 that provide clear guidance for the development of such facilities. The City also offers flexibility in development standards and reasonable accommodations for projects proposing housing affordable to seniors and persons with disabilities.

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. This 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. Approximately 16 percent of households in Vista consisted of five or more persons, compared to 12 percent region wide. Among large households in Vista, 11 percent were owner-households and 21 percent were renter-households.

Table 16: Large Households

City/Area	Total Large Households		Large Owner Households		Large Renter Households	
	#	% of Total	#	% of Total	#	% of Total
Vista	4,834	15.8%	1,654	11.0%	3,180	20.5%
San Diego Region	129,627	11.7%	1,654	10.9%	65,218	12.5%

San Diego County Analysis of Impediments to Fair Housing Choice, 2020.

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.

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.

An estimated 11.4 percent of Vista households were headed by single parents in 2018 (Table 17), the majority of which (71.7 percent) were headed by females. According to the 2014-2018 ACS, 17 percent of female-headed single-parent households had incomes below the poverty level.

Table 17: Single-Parent Households (2018)

	Total Households	Single-Parent Households	Percent Total Households	Female-Headed Households with Children	Percent Single-Parent Households
Vista	30,275	3,444	11.4%	2,469	71.7%
San Diego Region	1,086,865	94,380	8.7%	68,123	72.2%

Source: American Community Survey, 2014-2018.

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.

RESIDENTS LIVING IN POVERTY

Families, particularly female-headed families, are disproportionately affected by poverty. In 2010, 14 percent of the City's total residents (12,946 persons) were living in poverty. Approximately 25 percent of female-headed households with children had incomes below the poverty level. The 2014-2018 ACS reports that 15 percent of the City's population and 27 percent of female-headed families with children were living below the poverty level.

Resources

Resources include Housing Choice Vouchers and other housing programs that benefit extremely low-income households.

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.

Vista's agricultural land 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

Housing Element

operations do not typically employ large numbers of farmworkers. These occupations, particularly in urban areas, include gardeners, landscapers, and people who work in plant nurseries.

Due to the high cost of housing and low wages, a substantial 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 a mean annual wage of \$32,000 in 2020. 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). According to the 2014-2018 ACS, 1.8 percent of Vista's residents were employed in agriculture, forestry, fishing, hunting, and mining occupations. Vista's farmworker population accounts for 6.8 percent of the County's 13,471 population employed in agriculture, forestry, fishing and hunting, and mining. However, the San Diego County's Farm Bureau has a lower estimate of farmworkers in the San Diego region at approximately 5,000 farmers. In comparison, the US Department of Agriculture's 2017 Census of Agriculture reported that in San Diego County, 2,202 persons were hired farm labor (fulltime), 7,982 persons were employed for 150 days or more, and 4,353 were hired for 150 days or less.

The Farm Bureau reports that San Diego County surpasses other urbanized counties in terms of average dollar value per acre. While it is the 19th largest farm economy among 3,000 counties in the country, prime farmland and farmland of statewide importance in San Diego region is concentrated in the northern portion of the County, according to the Farmland Mapping and Monitoring Program of the California Department of Conservation.

Most areas adjacent to Vista are considered urban and built out. However, major farming activities occur near Vista to the north and west, necessitating the need for farmworker housing in the City. Affordable housing for extremely-low and very-low income households would also address the housing needs of farmworkers in Vista, if any.

Resources

To address farmworker housing needs, the City permits farmworker housing in the Agricultural zone. Because farmworkers make up a small percentage of the City's population, no specific housing programs are necessary. The housing needs of farmworkers in Vista can be addressed through the City's general

affordable housing programs for lower-income households. Certain programs and services offered by agencies detailed in Chapter 6 can also be of assistance to Vista's farmworkers.

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)) requires municipalities to 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. Table 18 shows the populations of sheltered and unsheltered homeless in Vista and in the surrounding region. Escondido and Oceanside had the largest homeless

Housing Element

populations of the North County. Due to COVID-19, the Regional Task Force cancelled the Point in Time Count for 2020 and there was no count completed. 2019 data was used.

Table 18: Homelessness in Vista and Surrounding Cities (2019)

Jurisdiction	Sheltered	Unsheltered	Total	% of Total Homeless Population in the San Diego Region
Carlsbad	59	102	161	1.9%
Encinitas	41	79	120	1.4%
Escondido	109	241	350	4.3%
Oceanside	193	290	483	6.0%
Poway	0	14	14	0.2%
San Marcos	0	46	16	0.2%
Vista	174	122	296	3.7%
San Diego	2,482	2,600	5,082	62.7%
San Diego Region	3,626	4,476	8,102	100.0%

Source: Regional Housing Task Force on the Homeless, 2019.

Resources

The City adopted a Homeless Strategic Plan in March 2020 to address homeless issues in City of Vista and in the surrounding region by focusing resources on preventing homelessness, improving quality of life, reducing homelessness and working closely with the various social service providers to address homeless issues. Resources in the Homeless Strategic Plan include the Homelessness Prevention Program, Home Share coordination services, The Historic Downtown Outreach Program, encampment clean-up, secure shelter beds, and full-time social workers. The City also 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 that may be limiting factors to the development of residential care facilities and will continue to seek a site for a permanent regional shelter in 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 in all commercial zones with approval of a Special Use Permit (SUP). A SUP is not required if the emergency shelter beds in 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).

STUDENTS

Vista is located in proximity to the California State University at San Marcos, Mira Costa Community College, and Palomar Community College. According to the 2014-2018 ACS, approximately 7,721 (7 percent) of Vista residents were enrolled in a college or graduate school between 2014 and 2018. Typically, students are on tight budgets and require only short-term housing as they are likely to move following graduation. Nevertheless, they are often impacted by a lack of affordable housing, which can often lead to overcrowding for this special needs group.

Resources

Students are able to take advantage of all of the City's housing stock but tend to most commonly utilize multi-family rentals given their needs and the cost of housing in the region. Multi-family housing is permitted in the City's R-M, MU, and DVSP zones 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.

MILITARY

The United States Marine Corps Base Camp Pendleton is located north of Vista, adjacent to the City of Oceanside and unincorporated County of San Diego land. Camp Pendleton has more than 43,000 active duty Marines and Sailors. About 27 percent of these personnel and their family live on base and 73 percent live off base (Department of Defense 2020). The presence of this military base generates a demand for housing for military personnel in 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 2014-2018 ACS reported that 738 active duty military personnel lived in Vista, comprising approximately one percent of City residents.

Resources

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

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, 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.

HOUSING GROWTH

As an urbanized, largely built-out community, Vista has experienced a moderate housing growth of 3.9 percent between 2000 and 2010 and even slower growth of 1.6 percent between 2010 and 2018. The City's housing stock grew from 29,814 units in 2000 to 31,478 units in 2018, or a 5.6 percent increase over 18 years (Table 19). This modest rate of new housing growth over the past 18 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. A few cities, including Carlsbad and San Marcos, experienced tremendous growth during the period between 2000 and 2010. This growth slowed between 2010 and 2018.

Table 19: Housing Unit Growth (2000 to 2018)

Jurisdiction	2000	2010	2018	Percent Change	
				2000-2010	2010-2018
Carlsbad	33,798	44,673	47,117	32.2%	5.5%
Encinitas	23,843	25,740	26,142	8.0%	1.6%
Escondido	45,050	48,044	48,268	6.6%	0.5%
Oceanside	59,581	64,435	66,475	8.1%	3.2%
Poway	15,714	16,715	16,465	6.4%	-1.5%
San Marcos	18,862	28,641	30,639	51.8%	7.0%
Vista	29,814	30,986	31,478	3.9%	1.6%
San Diego City	469,689	516,033	540,644	9.9%	4.7%
San Diego Region	1,040,149	1,164,786	1,204,884	12.0%	3.4%

Source: Bureau of the Census, 2000-2010. American Community Survey, 2014-2018

HOUSING TYPE

Over one-half of Vista's housing stock consists of single-family homes. Multi-family dwellings account for 37 percent of homes in Vista, while mobile homes comprise 6 percent of all homes in the community. Between 2000 and 2018, the proportion of single-family homes (detached and attached) has increased by only 2 percentage points, from 56 to 58 percent. Correspondingly, the proportion of multi-family homes has

Housing Element

decreased slightly during this time period from 37 percent to 36.5 percent. The number and proportion of mobile homes in the City decreased from 7 percent to 6 percent during this same time period.

There are 20 mobile home parks in Vista according to the State Department of Housing and Community Development.⁵ In 2020, 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 that generally limit annual rent increases to the percent change in the Consumer Price Index (CPI).

Table 20: Housing Unit Type

Housing Unit Type	2000		2010		2018		Percent Change	
	Units	Percent	Units	Percent	Units	Percent	2000-2010	2010-2019
Single-Family Homes	16,717	55.8%	17,605	58.2%	18,194	57.7%	5.3%	3.3%
Detached	14,680	49.0%	15,240	50.4%	15,990	50.7%	3.8%	4.9%
Attached	2,037	6.8%	2,365	7.8%	2,204	7.0%	16.1%	-6.8%
Multi-Family Homes	11,082	37.0%	10,824	35.8%	11,489	36.5%	-2.3%	-6.1%
2-4 units	2,149	7.2%	2,272	7.5%	1,951	6.2%	5.7%	-14.1%
5+ units	8,933	29.8%	8,552	28.3%	9,538	30.3%	-4.3%	88.5%
Mobile Homes/ Other	2,138	7.1%	1,817	6.0%	1,825	5.8%	-15.0%	0.4%
Total	29,937	100.0%	30,246	100.0%	31,478	100.0%	1.0%	4.0%

Sources: Bureau of the Census, 2000. American Community Survey, 2006-2010 and 2014-2018.

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.

In 2000, owner-households comprised approximately 54 percent of all households while 46 percent of households rented their units. By 2018, among the City's occupied housing units, approximately 49 percent were owner-occupied, while 51 percent were renter-occupied (Table 21).

Table 21: Tenure of Occupied Units (2000-2018)

⁵ State Department of Housing and Community Development Mobile home and RV Parking Listing. Accessed June, 2020.

Housing Element

Tenure	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	15,653	54.2%	15,194	51.8%	14,907	49.2%
Renter-Occupied	13,224	45.8%	14,123	48.2%	15,368	50.8%
Total Occupied	28,877	100.0%	29,317	100.0%	30,275	100.0%

Source: Bureau of the Census, 2000 and 2010. American Community Survey, 2014-2018

As shown in Table 22, renter-occupied households had a slightly higher average household size than owner-occupied households in 2018. The average renter-household size in 2018 was 3.42 persons compared to 3.05 persons for the average owner-household. The size of both owner-occupied and renter-occupied households has trended slightly upward since 2000.

Table 22: Household Size by Tenure

Tenure	Average Household Size		
	2000	2010	2018
Owner-Occupied	2.89	2.95	3.05
Renter-Occupied	3.20	3.32	3.42
Total	3.03	3.13	3.24

Source: Bureau of the Census, 2000 and 2010. American Community Survey, 2014-2018

Vacancy rates are an important housing indicator because they indicate the degree of choice available. Too high 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, the vacancy rate was relatively high (at seven percent) due to units being put on the market for sale or for rent frequently. By 2018, the overall vacancy rate had declined to four 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 two percent. These vacancy rates reflect a stable housing market in Vista.

Additional vacancy information obtained by the San Diego County Apartment Association (SDCAA) in Spring 2019 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

Housing Element

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 (2019)

Jurisdiction	Combined Property Ages			Over 25 Years			25 Years or Less			Property Age Undefined		
	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant
Carlsbad	1.9%	526	10	1.9%	526	10	--	--	--	--	--	--
Encinitas	0.0%	10	0	0.0%	10	0	--	--	--	--	--	--
Escondido	3.9%	535	21	2.8%	250	7	5.0%	202	10	4.8%	83	4
Oceanside	3.9%	487	19	3.2%	282	9	--	--	--	5.0%	201	10
Poway	0.0%	52	0	0.0%	52	0	--	--	--	--	--	--
San Marcos	3.5%	201	7	2.2%	93	2	--	--	--	4.6%	108	5
Vista	5.0%	1490	74	4.7%	1030	48	--	--	--	5.7%	460	26
San Diego City	4.3%	11,869	514	3.9%	4,802	185	5.8%	3,704	213	3.5%	3,363	116
North San Diego Co.	4.0%	3,730	148	3.5%	2,628	93	4.9%	206	10	5.0	896	45
San Diego County	3.8%	11,131	422	4.2%	6,283	265	3.0%	1,327	40	3.3%	11,131	117

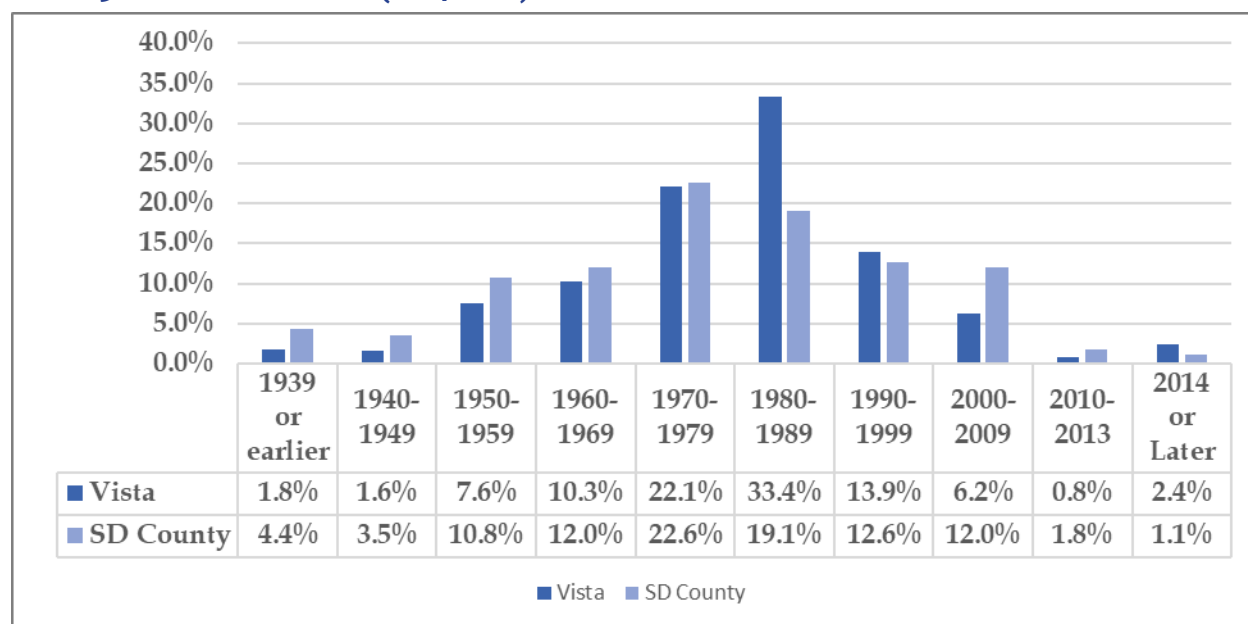
Source: San Diego County Apartment Association Survey, Spring 2019.

HOUSING AGE AND CONDITION

Housing age can be an important indicator of housing condition in 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 a 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 2018, approximately 76 percent of all housing units in Vista were built prior to 1990, potentially requiring minor repairs and modernization improvements. Reflecting the housing boom that occurred during the 1980s, one-third (33 percent) of the City's housing stock was constructed between 1980 and 1989.

FIGURE 3: HOUSING STOCK AGE (2014-2018)



Source: American Community Survey 2014-2018.

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

Housing Element

of housing conditions. Today, however, with the widespread availability of cell and internet phone services, many households have chosen not to install land line telephone services.

Table 24: Substandard Units (2018)

Condition	Number	Percentage
Lacking complete plumbing facilities	72	0.2%
Lacking complete kitchen facilities	87	0.3%
Total occupied substandard units	159	0.5%
Total occupied units:	30,275	

Source: Bureau of the Census, American Community Survey, 2014-2018.

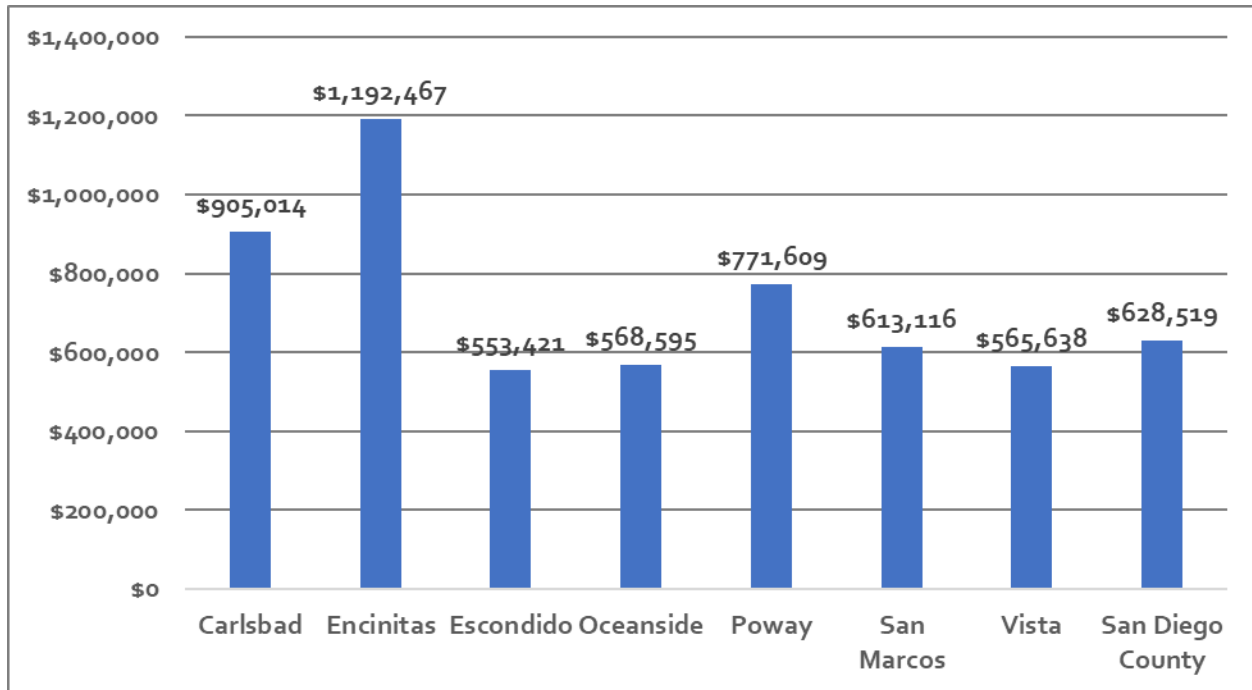
According to Table 24, approximately 0.5% of the occupied units in Vista lack plumbing and/or kitchen facilities. The Housing Department considers housing units in compliance with local building codes to be standard units. Any housing unit that does not meet these requirements is considered substandard. Vista's Code Enforcement Department estimates that, based on past experiences and knowledge of specific neighborhoods related to code enforcement cases, 1% (approximately 300 units) of the City's occupied units can be considered substandard and in need of rehabilitation and replacement. 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.

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

City's median home price in 2020 was \$565,638, lower than the countywide median of \$628,519 (Figure 4). When compared to other North County jurisdictions, Vista's median home price was on the lower end of the spectrum, approximately 37 percent lower than Carlsbad and 8 percent lower than San Marcos, but comparable to that for Escondido and Oceanside.

FIGURE 4: MEDIAN HOME PRICES AND VALUES (2020)

Source: Zillow, 2020.

Median home sale prices in Vista increased slightly by about four percent between 2019 and 2020. Other northern San Diego cities also saw small increases in median home prices during this time period, as did San Diego County as a whole.

Table 25: Changes in Median Home Sale Prices and Values (2019-2020)

Jurisdiction	2019	2020	Percent Change in Median Sale Price
	Price	Price	
Carlsbad	\$870,000	\$905,014	4.0%
Encinitas	\$1,130,000	\$1,192,467	5.5%
Escondido	\$530,000	\$553,421	4.4%
Oceanside	\$543,000	\$568,595	4.7%
Poway	\$746,000	\$771,609	3.4%
San Marcos	\$592,000	\$613,116	3.6%
Vista	\$543,000	\$565,638	4.2%
San Diego County	\$601,000	\$628,519	4.6%

Source: Zillow, 2020.

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 Spring 2019 survey, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Responses received represent a sample size of 23,000 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling.

As shown in Table 26, in the Spring of 2019, average monthly rents in Vista ranged from \$1,278 for a studio apartment to \$1,775 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 (2019)

Jurisdiction	Unit Type	Spring 2019 Units/ Properties Surveyed	Spring 2019 Monthly Rent	Spring 2019 Rent/Sq. Foot	Fall 2018 Monthly Rent	Spring 2018 Monthly Rent
Carlsbad	Studio	11/3	\$1,214	\$3.26	\$1,099	\$1,081
	1 BR	44/4	\$1,724	\$2.60	\$1,635	\$1,635
	2 BR	457/6	\$2,546	\$2.53	\$2,448	\$2,448
	3+ BR	14/2	\$2,937	\$2.36	\$2,561	\$2,561
Encinitas	Studio	0/0	\$0	\$0.00	\$0	\$1,289
	1 BR	4/1	\$1,800	\$3.27	\$1,295	\$1,581
	2 BR	5/2	\$2,100	\$2.98	\$2,145	\$1,840
	3+ BR	1/1	\$1,350	\$0.96	\$2,150	\$2,150
Escondido	Studio	0/0	\$0	\$0.00	\$0	\$0
	1 BR	168/4	\$1,490	\$2.17	\$1,462	\$1,138
	2 BR	322/7	\$1,901	\$1.82	\$1,728	\$1,701
	3+ BR	45/9	\$2,273	\$1.68	\$1,784	\$2,143
Oceanside	Studio	43/4	\$1,298	\$3.02	\$1,620	\$1,123
	1 BR	257/9	\$1,420	\$2.46	\$1,503	\$1,529
	2 BR	184/11	\$1,817	\$2.03	\$1,774	\$1,844
	3+ BR	3/3	\$1,960	\$1.38	\$2,195	\$1,995
Poway	Studio	0/0	\$0	\$0.00	\$0	\$0
	1 BR	12/1	\$1,695	\$2.42	\$0	\$1,000
	2 BR	40/1	\$1,885	\$1.98	\$0	\$0
	3+ BR	0/0	\$0	\$0.00	\$2,350	\$0
San Marcos	Studio	27/1	\$1,905	\$3.30	\$0	\$0
	1 BR	39/1	\$2,030	\$2.93	\$1,021	\$1,378
	2 BR	95/3	\$2,089	\$2.10	\$0	\$1,586

Housing Element

Jurisdiction	Unit Type	Spring 2019 Units/ Properties Surveyed	Spring 2019 Monthly Rent	Spring 2019 Rent/Sq. Foot	Fall 2018 Monthly Rent	Spring 2018 Monthly Rent
	3+ BR	40/2	\$2,297	\$2.06	\$1,650	\$1,500
Vista	Studio	140/3	\$1,278	\$2.65	\$1,313	\$1,247
	1 BR	614/5	\$1,580	\$2.15	\$1,636	\$1,595
	2 BR	679/8	\$1,775	\$1.89	\$1,863	\$1,799
	3+ BR	57/4	\$2,051	\$1.74	\$2,493	\$1,881
City of San Diego	Studio	280/29	\$1,367	\$3.41	--	--
	1 BR	4069/121	\$1,845	\$2.66	--	--
	2 BR	6416/159	\$2,241	\$2.11	--	--
	3+ BR	1104/56	\$2,753	\$2.15	--	--
County of San Diego (incl. City of San Diego)	Studio	659/56	\$1,315	\$3.03	--	--
	1 BR	8265/221	\$1,684	\$2.48	--	--
	2 BR	12,143/301	\$2,071	\$2.04	--	--
	3+ BR	1,933/121	\$2,526	\$2.01	--	--

Source: San Diego County Apartment Association Survey, Spring 2019.

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.

Housing Element

Table 27: Housing Affordability Matrix - San Diego County (2019)

Income Group	Annual Income Limits	Affordable Payment		Housing Costs		Affordable Price	
		Rent	Owner	Utilities	Taxes/ Insurance (Owner)	Rental (per month)	Home (purchase price)
Extremely low-income (0-30% of AMI)							
1-Person	\$22,500	\$563	\$563	\$160	\$197	\$403	\$47,856
2-Person	\$25,700	\$643	\$643	\$201	\$225	\$442	\$50,416
3-Person	\$28,900	\$723	\$723	\$241	\$253	\$482	\$53,209
4-Person	\$32,100	\$803	\$803	\$283	\$281	\$520	\$55,536
5-Person	\$34,700	\$868	\$868	\$345	\$304	\$429	\$50,940
Low-income (31-50% of AMI)							
1-Person	\$37,450	\$936	\$936	\$160	\$328	\$776	\$104,396
2-Person	\$42,800	\$1,070	\$1,070	\$201	\$375	\$869	\$115,087
3-Person	\$48,150	\$1,204	\$1,204	\$241	\$421	\$963	\$126,011
4-Person	\$53,500	\$1,338	\$1,338	\$283	\$468	\$1,055	\$136,470
5-Person	\$57,800	\$1,445	\$1,445	\$345	\$506	\$1,006	\$138,303
Moderate-income (51-80% of AMI)							
1-Person	\$59,950	\$906	\$1,057	\$160	\$370	\$746	\$122,689
2-Person	\$68,500	\$1,036	\$1,208	\$201	\$423	\$835	\$135,994
3-Person	\$77,050	\$1,165	\$1,359	\$476	\$924	\$924	\$149,531
4-Person	\$85,600	\$1,295	\$1,510	\$529	\$1,012	\$1,012	\$162,603
5-Person	\$92,450	\$1,398	\$1,631	\$571	\$1,053	\$1,053	\$166,451
Middle/Upper-income (80-120% of AMI)							
1-Person	\$72,500	\$1,661	\$1,938	\$678	\$1,501	\$1,501	\$255,962
2-Person	\$82,850	\$1,899	\$2,215	\$775	\$1,698	\$1,698	\$288,305
3-Person	\$93,200	\$2,136	\$2,492	\$872	\$1,895	\$1,895	\$320,881
4-Person	\$103,550	\$2,373	\$2,769	\$969	\$2,090	\$2,090	\$352,992
5-Person	\$111,850	\$2,563	\$2,990	\$1,047	\$2,218	\$2,218	\$372,071

Assumptions: California Department of Housing and Community Development 2018 income limits; 30 - 35% gross household income as affordable housing costs (depending on tenure and income level); 35% of monthly affordable cost for taxes and insurance; 5% downpayment, 4% interest rate for a 30-year fixed rate mortgage loan; utilities based on the Housing Authority of the County of San Diego's Allowances for Tenant-Furnished Utilities and Other Services, July 2019. Assumed Natural Gas.

Extremely Low-income Households

Extremely low-income households earn 30 percent or less of the County area median income – up to \$22,500 for a one-person household and up to \$34,700 for a five-person household in 2019. Extremely low-income households cannot afford market-rate rental or ownership housing in Vista without assuming a cost burden.

Low-income Households

Low-income households earn between 31 percent and 50 percent of the County area median income – up to \$37,450 for a one-person household and up to \$57,800 for a five-person household in 2019. A low-income household can generally afford homes offered at prices between \$104,396 and \$115,087, adjusting for household size. After deductions for utilities, a low-income household at the maximum income limit can afford to pay approximately \$403 to \$429 in monthly rent, depending on household size. Given the cost of housing in Vista, low-income households could not afford to purchase a home or rent an adequately sized unit in the City.

Moderate-income Households

Moderate-income households earn between 51 percent and 80 percent of the County's area median income - up to \$59,950 for a one-person household and up to \$92,450 for a five-person household in 2019. The affordable home price for a moderate-income household at the maximum income limit ranges from \$122,689 to \$166,451. Based on the asking prices of homes for sale in 2020 (Table 25), ownership housing would not be affordable to moderate-income households. After deductions for utilities, a one-person moderate-income household could afford to pay up to \$906 in rent per month and a five-person low-income household could afford to pay as much as \$1,631. As of Spring 2019, moderate-income households in Vista should have been able to find adequately sized affordable apartment units in the City (Table 26).

Middle/Upper-income Households

Middle/upper-income households earn between 81 percent and 120 percent of the County's Area Median Income – up to \$111,850 depending on household size in 2019. The maximum affordable home price for a middle/upper-income household is \$255,962 for a one-person household and \$372,071 for a five-person family. Middle/upper-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 middle/upper category. The maximum affordable rent payment for middle/upper-income households is between \$1,661 and \$2,563 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

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.

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 2019, a total of 411 households in Vista received Housing Choice.

The number of persons on the waiting list for public housing far exceeds current capacity. The San Diego County Housing Authority indicates that as of August 2019, there were 36,337 households on the waiting list in the County. Over 40 percent of waitlisted households were Hispanic and about one quarter were Black. Over 25 percent of waitlisted households included a disabled head of household; 36.1 percent of households are Hispanic, and 28.6 percent are Black. With the extremely limited capacity and the length of tenancy, it is unlikely that the characteristics of the public housing residents would change substantially in the near future.

PUBLICLY ASSISTED RENTAL HOUSING

The City of Vista has a range of publicly assisted rental housing affordable to lower and moderate-income households. Table 28 provides a summary listing of affordable projects in the City. Overall, 20 projects provide a total 740 affordable rental housing units in the City.

Table 28: Inventory of Assisted Rental Housing

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	Risk
Projects at Risk Prior to April 15, 2031					
Montgomery House	6	6	Section 202/Section 8	6/30/2021	Low
Mitchell House	6	6	Section 811/Section 8	11/30/2021	Low
Vista House	6	6	Section 811/Section 8	11/30/2021	Low
Grace House	6	6	Section 811/Section 8	12/31/2025	Low
Oriente House	6	6	Section 811/Section 8	4/30/2021	Low
Parham House	6	6	Section 811/Section 8	12/31/2025	Low
Total		36			

Housing Element

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	Risk
Projects at Risk on or After April 15, 2031					
Vista Manor Mobile Home Park	120	120	No City Funds	2054	
Cedar Nettleton Apartments	108	67	No City Funds	2071	
Hidden Valley (Senior Housing)	49	49	TABS – City Affordable Housing Funds	2071	
Los Robles	76	76	No City Funds	2068	
SOFI Shadowridge	314	19	No City Funds – Inclusionary Housing	2060	
North Santa Fe Apartments	67	66	City Housing provided property – no City funds	2069	
The Grove (Senior Housing)	80	80	City Housing provided property and City Affordable Housing Funds	2109	
Paseo Point	69	68	City Affordable Housing Funds	2068	
Monarch Buena Vista	10	10	No City Funds - inclusionary housing	2073	
Parham House	6	6	City Affordable Housing Funds	2067	
Casa Base	12	12	City Affordable Housing Units	2053	
Estrella De Oro Mobile Home Park	81	81	No City Funds	2054	
Solutions Family Center	32	32	City Affordable Housing Funds	2058	
Paseo Artist Village	60	18	City Housing Provided Property and City Affordable Housing Funds	2119	
Total		704			

Sources: City of Vista; HUD Expiring Section 8 Database, 2020.

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 April 15, 2021 and April 15, 2031. 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 2021-2031 “at-risk” housing analysis period, eight 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 occurs periodically every five years, the approval is fairly automatic. Though unlikely, it is possible 36 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 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.

Rental Assistance

Six 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 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 to a lower income household.

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 if they are 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.

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.

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 4).

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.

MARKET CONSTRAINTS

ECONOMIC FACTORS

Market forces on the economy and the subsequent effects on the construction industry may act as a barrier to affordable housing. The early 1990's cumulatively dampened the real estate market and Southern California witnessed slowed housing construction despite the fact that interest rates were at relatively low levels. By the mid-1990s the housing market began to turn around, and between 2000 and 2006, housing prices skyrocketed, making the San Diego region one of the most expensive metropolitan areas in the nation. However, between 2006 and 2009 during the economic collapse, double digit decreases in median home prices were recorded throughout the State. The median home price in San Diego County dropped more than \$200,000 (approximately 36 percent) and sales dropped 50 percent between 2005 and 2010.⁶ In the last decade, the job market has re-bounded and mortgage rates have remained relatively low. As a result, the housing market has seen a gradual increase in home sales and has remained relatively stable. In the San Diego region, the median home price in 2015 was \$472,000 compared to a median home price of \$628,000 in 2020.⁷ Thus, in the last five years the San Diego housing market has seen a 33 percent increase in median home prices. The housing market in the San Diego region has remained highly competitive, proving a need for more affordable and inclusive housing opportunities.

CONSTRUCTION COST

Construction costs vary greatly depending on a number of factors. 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 VA protected wood-frame housing. Estimates are

⁶ Freeman, Mike (December 29, 2010). "Housing Prices Fall Again, Index Says." San Diego Union Tribune. Retrieved from subscription archives on December 20, 2011.

⁷ Zillow. 2020. San Diego County Market Overview. <https://www.zillow.com/san-diego-county-ca/home-values/>

Housing Element

based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the 2018 edition of the Building Safety Journal, the ICC estimated that the average per square-foot cost for good-quality housing in the San Diego region was approximately \$113 for multi-family housing and \$125 for single-family homes.⁸

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

LAND COST

High land costs are a primary 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. Additionally, land costs vary depending on the current use of the site; whether the site is vacant or has an existing use that will need to be removed or converted. In general, entitled single-family subdivisions with infrastructure extension plans command higher prices than raw land. Based on a review of undeveloped properties listed for sale in August 2020, asking prices for vacant single-family lots ranged from \$120,000 to \$385,111 per acre. Vacant land zoned for multi-family use is scarce and typically more expensive per acre than vacant land zoned for single-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.

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 2017, a total of 1,967 households applied for conventional mortgage loans in Vista. As shown in Table 29, 71 percent of the conventional mortgage applications were approved, 10 percent were denied, and 19 percent were withdrawn or closed for incompleteness. A total of 665 households applied to use government-backed loans to purchase homes in Vista.⁹ The approval rate of these loans (78 percent) was higher than the approval rate of conventional loans (71 percent). Households are utilizing both conventional and government-backed financing equally to purchase homes in Vista.

⁸ Vista, City of. 2020. Fee Schedule. <https://www.cityofvista.com/home/showdocument?id=23092>

⁹ 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).

Housing Element

Additionally, 446 Vista households applied for home improvement loans in 2017. About 57 percent of these applications were approved and 25 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 3,325 applications.

Table 29: Disposition of Loan Applications

Applications	Total	Approved	Denied	Other
<i>By Loan Type</i>				
Conventional	1,967	71%	10%	19%
Government Backed	665	78%	7%	15%
Home Improvement	446	57%	25%	18%
Refinancing	3,325	57%	18%	26%

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, 2017.

Given the high rates of approval, refinancing and home purchase loans are generally available and not considered to be a major constraint in Vista. However, lower approval rates and higher denial rates 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.

GOVERNMENTAL CONSTRAINTS

Actions by the City can have an impact on the price and availability of housing in Vista. Policies and regulatory actions such as land use controls, site improvement requirements, building codes, fees, and the overall provision of affordable housing can impact the price and availability of housing in the City. The following public policies can affect overall housing availability, adequacy, and affordability.

LAND USE CONTROLS

The City regulates the type, location, density, and scale of residential development primarily through its General Plan and Zoning Ordinance. In general, the City's zoning and land use 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 have a direct impact on the provision of housing for all economic and social sectors of the community. There are various types of housing in the City including single-family dwellings, multi-family dwellings, townhomes, condominiums, mobile homes, and accessory dwelling units (ADU's). The Vista General Plan Land Use and Community Identity Element designates a majority of land in its Sphere of Influence (SOI) to Rural Residential with one-acre minimums. 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:

- 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)

As shown in Table 30 below, the City's Zoning Ordinance implements the seven residential land use designations and a mixed-use designation through various zoning districts. In addition to these general plan designations, the City also implements specific plans to establish land use policies. Specific plans such as the Downtown Vista Specific Plan (DVSP) discussed below, can be developed with unique land use designations and zoning categories.

Table 30: Land Use Designations and Zoning Districts

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

SPI = Specific Plan Implementation, O-R = Open Space Residential, PRD = Planned Residential Development, A-1 = Agricultural, E-1 = Estate, MHP = Mobile Home Park, R-1 = Residential, R-1-B = Residential, R-M = Multi-residential, M-U = Mixed-use
 Note: PRD is a planned residential overlay zone, O-R is an open space residential overlay zone

Downtown Vista Specific Plan

The City updated the Downtown Vista Specific Plan (DVSP), in September 2015 and amended the document on October 9, 2018, to facilitate revitalization of the downtown area. The DVSP aims to create an attractive, multi-modal, mixed-use environment where residents and visitors can live, work, shop, and recreate.

The City has six subdistricts within its boundaries that were once previously known as “planning areas”. Each of these six subdistricts illustrate different sub-communities and community character. The six subdistricts are as follows; Historic Downtown, Paseo Santa Fe, Transit, West Gateway, Civic Center, and South Gateway. Each of these six subdistricts are comprised of different types of housing depending on the allowed land uses and zoning designation. The six subdistricts and the primary types of housing found in each are listed below:

- Historic Downtown; Mixed-used, encouraged to be located on the upper levels of the downtown buildings
- Paseo Santa Fe (Arts & Culture District); Multi-family and, mixed-use
- Transit; Multi-family, mixed-use, and single-family
- West Gateway; Mixed-use
- Civic Center: Single-family, multi-family, and mobile home
- South Gateway; Multi-family and, mixed-use

Residential development standards in the DVSP differ from standards set forth in other portions of the City. These standards were developed to strategically encourage higher density residential development in the downtown area. The DVSP development standards are discussed further below.

Overlay Zones

North Santa Fe Overlay Zone (M-U)

In 2017 the City implemented the North Santa Fe Overlay Zone for residential projects in Mixed-use areas along North Santa Fe Avenue. The intent was to increase residential development standards in the area while providing incentives for developers. This is a benefit for residential development as the overlay development standards (i.e. height and setback requirements) are more conducive to the realization of maximum densities. All nonvacant sites and 24 vacant sites included in Appendix B are located in this overlay zone. The North Santa Fe Overlay Zone (M-U) zone development standards are as follows:

- Maximum height: 60 feet or four stories
- Maximum density: 40 dwelling units per acre
- Parking standards: 1.25 spaces for 1-bedroom units, 2.25 spaces for 2-bedroom units, and 2.75 spaces for 3-bedroom units
- Setbacks: 10 feet along all sides
- Minimum landscaping: 10% of project site

Open Space Residential Overlay Zone (O-R)

The Open-Space Residential Overlay Zone is designated O-R under the City's Zoning Ordinance. The O-R overlay zone is to be used only in conjunction with the open space zone (O) and is adopted separate from any action occurring to zone property as an open space zone. Allowed residential uses in the O-R Zone include; single-family dwellings on each lot, guesthouses, and residential care homes provided no more than six persons No sites included in Appendix B are in this overlay zone. The O-R zone development standards are as follows:

- Minimum lot area: 2 ½ acres
- Maximum height: 35 feet or two stories
- Setbacks: 50 feet to a public or private right-of-way
- Maximum square footage: 1,500 square feet

Planned Residential Development Overlay Zone (PRD)

The Planned Residential Overlay Zone is designated as "PRD" under the City's Zoning Ordinance. The PRD Overlay Zone is defined by the City as a residential development improved in accordance with an overall project plan. No sites included in Appendix B are in this overlay zone. The PRD Overlay Zone is characterized by the following:

Housing Element

- The density regulations are applied to the total areas of the PRD rather than separately to individual lots of building sites;
- The right to use and enjoy and privately owned common open areas and recreational facilities provided on the site of the PRD is couple with ownership of the dwelling units, and such ownership may be lots or condominiums or both; and
- A PRD may include accessory or recreational facilities limited in size and capacity to the needs of the occupants of the PRD and their guests.

Residential uses permitted in the PRD Overlay Zone includes; residential housing in a group or groups of dwelling units, attached or detached one, including, but not limited to one-family dwelling, one-family townhouses, condominiums, and multiple-family dwellings, which are served by a common open area owned, maintained, and designed for the use of residents or their respective dwelling units. Development standards for the PRD Overlay Zone are as follows:

- Setbacks: 50 feet from the street centerline
- Open space: At least 40 percent of the gross land area
- Parking: Two cars, covered and enclosed garage for each dwelling unit

RESIDENTIAL DEVELOPMENT STANDARDS

Citywide Development Standards

The City regulates the type, location, density, and scale of development primarily through its Zoning Ordinance. Vista's residential development standards are shown below in Table 31. The City's minimum lot area and setback requirements are fairly standard among other local 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. High land development values and housing market conditions often inhibit projects from meeting their maximum allowable density potential. Table 32 below presents the City's parking requirements. Parking standards for developments meeting the State Density Bonus law will require a ratio of no more 0.5 parking spaces per unit for affordable and senior housing development and no more than 0.3 parking spaces per unit for special needs housing development. As part of the upcoming effort to update the City's General Plan in 2022, the City will be looking at the parking standards and height restrictions/number of stories for residential projects and whether any changes are necessary to further facilitate housing development. More specifically, by April 2024, the City will analyze and consider a sliding scale for parking requirements for residential projects based on unit type as well as consider opportunities for building height maximum that can accommodate three stories housing developments where appropriate.

Housing Element

Table 31: Citywide 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 ac	N/A	N/A
A-1	1 acre	60 ft. from street centerline	15 ft.	25 ft.	2-story & 35 ft.	1 du/ac	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/ac	N/A	60%
E-1	0.5 acre	50 ft. from street centerline	10 ft.	20 ft.	2-story & 35 ft.	2 du/ac	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/ac	N/A	60%
RM (<=15)	6,000 sf	20 ft.	15 ft.	15 ft.	2-story & 35 ft.	15 du/ac	125 sf/bd	N/A
RM (>15)	9,000 sf	20 ft.	15 ft.	15 ft.	2-story & 35 ft.	21 du/ac	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: Vista, City of. 2020. Zoning Ordinance.

Table 32: Citywide Parking Requirements

Housing Type	Requirements
One-Family Dwelling	2 garaged spaces, plus 2 guest spaces (can be located in the driveway)
Multi-Family Dwelling (Rental)	Studio: 2 spaces plus 0.33 guest open space
	1-bedroom: 2 spaces plus 0.33 guest open space
	2-bedroom: 2 spaces plus 0.50 guest open space
	3+ Bedroom: 2.50 spaces plus 0.50 guest open space
Multi-Family Dwelling (Ownership)	Studio: 2 spaces plus 0.33 guest open space
	1-bedroom: 2 spaces plus 0.33 guest open space
	2-bedroom: 2 spaces plus 0.50 guest open space
	3+-bedroom: 2.50 spaces plus 0.50 guest open space
Detached Condominium	2 spaces plus 2 guest open spaces
Accessory Dwelling Units	1 paved space

Source: Vista, City of. 2020. Zoning Ordinance.

Downtown Vista Specific Plan Residential Development Standards

The City established different development standards for the DVSP in order to facilitate a variety of housing and mixed-use developments at high density. Urban design corridor development standards are done through the design of street widths, sidewalks, building setbacks, building orientation and community open space. Residential development standards in each subdistrict are to help guide the aesthetic and functionality of each subdistrict by providing specific design and construction guidelines. Additionally, shared parking for mixed-use developments is encouraged in the Specific Plan area. Specific Plan development standards for the six subdistricts are shown below in Table 33 and Table 34.

Table 33: Downtown Vista Specific Plan Development Standards

District	Setback			Max. Height	Max. Density (Net)	Open Space
	Front	Side	Rear			
Historic Downtown	0 ft.	0 ft.	15 ft.	35 ft. – 45 ft	40 du/ac	200 sf/du
Transit	5 ft.	0 ft.	15 ft.	35 ft. – 60 ft.	21 du/ac - 40 du/ac	200 sf/du
West Gateway	5 ft.	0 ft.	15 ft.	35 ft. – 60 ft.	21 du/ac - 40 du/ac	200 sf/du
Civic Center	5 ft.	0 ft.	15 ft.	60 ft.	40 du/ac	200 sf/du
Paseo Santa Fe	0 ft.	0 ft.	15 ft.	45 ft. – 60 ft.	30 du/ac – 40 du/ac	200 sf/du
South Gateway	15	0 ft.	15 ft.	45 ft.	30 du/ac	200 sf/du

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

Source: Vista, City of. 2018. Downtown Vista Specific Plan (DVSP).

Table 34: Downtown Vista Specific Plan Parking Requirements

Size	Spaces/Unit	Guest Spaces/Unit
Studio	1	0.25
One-bedroom	1	0.25
Two-bedroom	2	0.25
Three-bedroom	2.5	0.25

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

Source: Vista, City of. 2018. Downtown Vista Specific Plan (DVSP).

HOUSING FOR PERSONS WITH SPECIAL NEEDS

Provisions for a Variety of Housing Opportunities

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, accessory dwelling units, emergency shelters, and transitional housing. Table 35 summarizes the City's zoning provisions for various types of housing.

Table 35: Provisions for A Variety Of Housing Opportunities

Housing Types	O-R	E-1	A-1	M-U	R-1	R-1-B	R-M	C-2
One-family Dwellings	P	P	P	P	P	P	P	---
Multi-family Dwellings	---	---	---	P	---	---	P	---
Manufactured Homes	P	P	P	P	P	P	P	---
Accessory Dwelling Unit	P	P	P	P	P	P	P	---
Residential Care Home (6 or fewer persons)	P	P	P	P	P	P	P	---
Residential Care Home (more than 6 persons)*	---	P	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	P	---
Transitional Housing	P	P	P	---	P	P	P	---
Supportive Housing	---	P	P	P	P	P	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 Residential

A one-family dwelling (known as single-family dwelling) 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 City Zoning

Housing Element

Administrator reviews projects with less than ten units. Projects with ten or more units are referred to the Planning Commission for approval.

Multi-family Residential

Multi-family housing is permitted in the City's R-M zone and M-U 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.

Accessory Dwelling Units

ADU's are currently permitted on a lot zoned for one-family use in the R-1, R-1-B, E-1, A-1, M-U, RM, and O-R zones. A second unit is currently permitted provided all of the following conditions are met:

- Only one existing family unit on the lot;
- No zoning code or building code violation exists on the lot.
- The utility service for the accessory dwelling unit must be serviced through the existing single-family residence service

Housing Element

- The ADU is not intended for sale separate from the primary residence and may be rented
- The ADU is located on the same lot as the existing residence
- Local building code requirements shall apply to the ADU
- ADU's shall not be required to provide fire sprinklers if they are not required for the primary residence
- The two units must share the same address
- The two units may be constructed simultaneously provided that all other requirements list above are met
- All applicable impact fees for an ADU shall be waived under certain circumstances. Visit Section 18.31 in the City's development code for further details.

The maximum size of an attached unit shall not exceed 50 percent of the size of the primary residence, or 1,200 square feet, whichever one is less. The maximum size for a detached unit is 1,200 square feet. A setback requirement of five feet from the side and rear lot lines is required for an ADU constructed above a garage.

The above ADU requirements and conditions are currently not in compliance with new state law and will be amended. The passage of SB 1069 and AB 2299 in 2016, SB 229 and AB 494 in 2017, as well as SB 13 and ABs 68, 587, 670, 671, and 881 in 2019, made it necessary for Vista to revise its provisions related to the construction of ADUs and requirements for parking spaces to be consistent with State law. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and permits ADUs at existing multi-family developments. The City's Zoning Ordinance has not yet been fully amended to comply with new state law. The City's ADU Monitoring Program will monitor new state legislation regarding ADU's and will amend the Zoning Ordinance annually to ensure compliance with state law.

Agricultural Workers

According to the American Community Survey in 2018, 1,107 people were employed in the agriculture, forestry, fishing, and mining industry within the City¹⁰. The City's Agricultural (A-1) zone, permits different types of housing including; farm employee housing projects, farm labor camps, single-family dwellings, and residential care homes with no more than six persons. Farm employee housing in the A-1 zone complies with

¹⁰ Census Bureau – American Community Survey. 2020. Vista Community Survey.
https://data.census.gov/cedsci/table?g=0400000US06_1600000US0682996&d=ACS%205-Year%20Estimates%20Data%20Profiles&tid=ACSDP5Y2018.DP03

Housing Element

sections 1721.5.6 and 1721.5.8 of the Health and Safety Code, which require permitting of 36 beds or 12 residential units for farmworker use.

Emergency Shelters

According to the San Diego Regional Task force on the Homeless, there were approximately 122 unsheltered homeless persons in 2020 in the City of Vista¹¹. The C-2 zone primarily includes areas along located along W. Vista Way. There are approximately 130 acres of C-2 zone in the City, with the C-2 lots ranging in size between 0.5 to 10 acres. These are both 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. These areas have significant potential for revitalization/redevelopment of existing underutilized properties. Many of the facilities located in these areas are currently developed with low intensity and marginal operations (such as outdoor storage). Given the above considerations, there are opportunities in the C-2 zone to facilitate the development of emergency shelters on commercial sites that are vacant or underutilized.

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. There is one shelter within the City (Operation Hope) that provides 45 beds for Vista's unsheltered population. Additionally, Vista has a contract with the Alliance for Regional Solutions for prioritization of up to 10 beds for homeless individuals interested in going into shelter. Opportunities in the C-2 zone, combined with existing shelter capacity, provides adequate capacity to accommodate the City's unsheltered homeless population.

As stated above, the City permits "emergency shelters" in all commercial zones with approval of a SUP. A 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). Any emergency shelter must operate in accordance with the terms of the shelter plan approved by the Zoning Administrator, the Development Code Section 18.40.085 pertaining to emergency shelters, and the approved SUP if applicable.

Regardless of whether a SUP is required, an emergency shelter must currently comply with the following requirements:

- The maximum number of homeless persons that may be served by the emergency shelter shall be 50.
- Off-street parking shall be provided as follows: 1 per 3 beds and is limited to staff.

¹¹ San Diego Regional Task Force on the Homeless. 2020. <https://www.rtfhsd.org/wp-content/uploads/2020-WeAllCount-Report-3.pdf>

Housing Element

- 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.
- Professional and on-site management, with experience managing emergency shelters, shall be provided at all times.
- The emergency shelter shall be no closer than 300 feet from any other existing or approved emergency shelter.
- 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.
- 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 proposed shelter shall create a shelter plan with a written description of the characteristics of the planned shelter along with preliminary plans for the existing or proposed shelter facility.
- Any emergency shelter must operate in accordance with the terms of the shelter plan approved by the Zoning Administrator.

The above emergency shelter requirements and conditions are currently not in compliance with state law and will be amended. In 2019, AB 101 was passed requiring that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses. The City will need to amend its Zoning Ordinance to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses. Additionally, AB 139 was passed in 2019 establishing new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also established new parking standards for emergency shelters by providing parking based on the number of staff rather than beds and emergency shelters must have a separation of no more or up to 300 feet. Under *Program 9 Homelessness Prevention Program* the city will review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to state law and amend the zoning ordinance and other documents as necessary to comply and show sufficient capacity to accommodate the need for emergency shelters.

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

Housing Element

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 following zones; O-R, R-M, E-1, A-1, R-1, and R-1-B. Under Program 11, the city will amend the zoning ordinance to allow transitional housing by right in the M-U zone. Proposed transitional housing projects are subject to the same development standards that apply to that zone.

Supportive Housing

Per the Vista 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. As shown on Table 35, supportive housing is permitted and found within the City’s R-M, M-U, R-1, R-1-B, A-1 and E-1 zones. Proposed supportive housing projects are subject to the same development standards as additional uses permitted under the R-M and M-U zoning designation. The City amended the Zoning Ordinance in 2019 to comply with AB 2162, and to streamline the approval process for supportive housing; the O-R zone will be amended to allow supportive housing by right (Program 11 Supportive and Transitional Housing Program).

Residential Care Homes

The Vista Zoning Ordinance incorporates by reference the Community Care Facilities Act (California Health and Safety Code) 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

The City does not regulate residential care homes for six or fewer persons per the Lanterman Developmental Disabilities Services Act (California Welfare Institution Code) which requires that State-licensed residential care facilities serving six or fewer persons be treated as a regular residential use. Thus, these types of residential care homes must be permitted by right in all residential zones allowing 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

Housing Element

■ 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 locational criteria ensure accessibility for seniors to services, protection from industrial activities and outdoor noise levels, and ensure that there is no concentration of residential home facilities. This requirement complies with State law and therefore, is not considered an impediment.

To further reduce impediments to fair housing choice and expand housing opportunities for persons with disabilities, the City will amend its Zoning Ordinance to address new provisions in regards to allowing low-barrier navigation centers in residential and nonresidential zoned areas and streamlining the approval process for 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. The City will also utilize the city's regulatory powers (e.g., land use and fees) to encourage development of alternative housing including residential care facilities for seven or more individuals in all residential zones while making development standards more objective and predictable consistent with standards applicable to residential development in the same zone.

Single Room Occupancy (SRO) Hotels

The Vista Zoning Ordinance defines SRO hotels as a structure that 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.

Affirmatively Furthering Fair Housing (AFFH)

Overview of AB 686

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." A detailed analysis of fair housing is included in Appendix C.

The City has completed the following:

Housing Element

- Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes.
- Conduct an Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
- Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

Housing for Persons with Disabilities

Vista, like other cities, has a specific demand and need for housing for persons with disabilities. Persons with disabilities have a wide range of housing needs which vary depending on severity and level of accessibility needed. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. The City strives to create "barrier-free" housing, making housing more accessible to critical services and transit. Vista has several guidelines that it follows, such as the Federal Fair Housing Act and the California Building Code to increase accessibility and safety in housing developments.

Definition of Family

Local jurisdictions may restrict access to housing for households that do not meet the jurisdiction's respective definition for "family". A restrictive definition of "family" that limits the number of individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. The City of Vista Zoning Ordinance does not include 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

Housing Element

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:

- The housing that is the subject of the request will be used by an individual or a group of individuals considered disabled under applicable fair housing laws;
- 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;
- The requested accommodation would not impose an undue financial or administrative burden on the City; and
- 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.

Building Codes

The Building and Safety Division actively enforces the California Building Code provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests
- A least one bathroom shall be located on the primary entry level served by an accessible route
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, bathrooms, living rooms, bedrooms, or hallways
- Common use areas shall be accessible; and
- If common tenant parking is provided, accessible parking spaces are required.

Housing Element

The City enforces Title 24 of the California Code of Regulations, which 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.

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 36 below summarizes the City's Planning Fee requirements for residential development, the City does not differentiate between single family and multi-family units for several of these fees listed in the table. These fees are not considered to be standard and consistent 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 36: Development and Planning Fees

Development Process	Related Fee
Planning and Zoning	
Variance	\$3,363.99
Site Development Plan	\$9,179.32
Special Use Permit	\$8,013.71
Specific Plan	\$10,770.06
General Plan Amendment	\$10,550.56
Zone Change	\$10,377.28
Subdivisions	
Tentative Subdivision Map	\$7,246.65 - \$9,979.88 depending on number of lots
Tentative Parcel Map	\$4,710.96
Planned Residential Development	\$7,760.72
Condominium Housing Permit	\$2,755.18
Environmental Review	
Exemption	\$430.99
Environmental Review (City Facilitation of Consultant)	6,887.38
Development Impact Fees	
Drainage Fee	\$1,709.00 - \$3,629.00 per acre depending on location
Fire Protection Fee	\$379.00 per unit
Park Fee	
One-Family	\$7,961.56
Multi-Family	\$7,901.64
Mobile Home	\$5,350.23
Public Facilities Fee	\$1,218.00 per unit
Sewer Fee	\$3,384.00.20 to \$6,192.00 per unit depending on unit type and sanitation district

Source: City of Vista, July 1, 2020. Department of Community Development.

The City participated in the Building Industry Association (BIA) of San Diego's most recent survey of residential development fees (2020). Participating jurisdictions were asked to calculate the permit issuance, capacity and impact fees in their residential sector for 2020. Table 37 shows the fee comparisons of participating jurisdictions in the San Diego region. The City's total permit fees in 2020 were approximately \$27,546.37, the lowest permit fees among neighboring jurisdictions with the exception of the City of Encinitas.¹² 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.

Table 37: Fee Comparisons (2019-2020)

Jurisdictions	Per Unit Permit and Impact Fees			
	Single Family	Townhome (Type V Construction)	Condominium (Type III Construction)	Apartment (Type V Construction)
Carlsbad	\$42,616.78	\$23,012.02	\$17,086.21	\$16,762.04
Chula Vista	\$57,167.97	\$42,481.32	\$38,577.18	\$38,596.86
Encinitas	\$22,932.15	\$15,984.48	---	\$15,233.65
Escondido	\$37,044.15	\$31,185.86	\$29,360.35	\$29,360.35
Imperial Beach	\$15,161.22	\$11,262.71	\$9,832.14	\$21,010.37
La Mesa	\$27,442.49	\$19,242.63	\$14,248.72	\$12,906.75
Lemon Grove	\$13,563.65	\$6,259.63	\$4,870.52	\$5,106.55
National City	\$15,025.99	\$5,655.93	\$4,175.54	\$4,175.54
Oceanside	\$68,235.30	\$25,089.74	\$17,254.33	\$17,178.01
Poway	\$26,528.05	\$21,194.22	\$2,059.13	\$20,898.17
San Diego	\$155,367.00	\$103,121.73	\$95,731.81	\$97,461.70
San Marcos	\$30,761.34	\$25,588.10	\$23,410.80	\$14,184.14
Santee	\$78,142.00	\$67,667.00	\$64,247.00	\$57,827.00
San Diego County	\$21,797.00	\$12,793.00	\$10,900.00	\$11,156.00
Vista	\$27,546.37	\$20,804.79	\$23,176.90	\$18,608.86

Source: BIA 2019-2020 Fees Study for San Diego County

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

¹² BIA. 2020. 2020 Survey. <https://www.biasandiego.org/wp-content/uploads/2020/09/2019-2020-BIA-FEE-SURVEY.pdf>

served with infrastructure. Infrastructure is already established in multi-family areas. 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 lower than those of most surrounding communities.

BUILDING CODES AND ENFORCEMENT

The City adopted and enforces the 2019 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's Code Enforcement department enforces the building codes in a reactive manner due to limited staff availability. The City adopted the code with few administrative amendments. These standards do not substantially increase construction costs. Exceptions or methods of alternative compliance to the requirements of the CBC are contained in the code. The City has no local ability to waive the provisions of the CBC. A mechanism in the building code allows for an appeals process to challenge interpretations of the building code requirements.

PROCESSING AND PERMIT PROCEDURES

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Processing times depend on the magnitude and complexity of the proposed development project. 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.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City complies with requirements under the State's Streamlining Review Act and makes all attempts to expedite permit processing. The City is committed to maintaining comparatively short processing times, although total processing times vary by project. Recent data shows that processing times for complex

discretionary applications can range from 18 to 24 months and Special Use Permit (SUP) processing times average 6 to 12 months; these are approved at the Planning Commission level and appealable to City Council. Applications for less complicated projects, such as Parcel Maps and Plot Plans are approved at the Zoning Administrator level, and can generally be processed in 6 months or less, although this depends on site constraints and projects issues that may arise. The Zoning Administrator is responsible for making decisions on certain minor permit applications, such as temporary use permits, minor use permits, plot plans, site development plans for residential projects containing 5-9 dwelling units, and tentative parcel maps. The Planning Commission is responsible for making decisions on larger, more complex projects, including site development plans for residential projects containing more than 10 units and projects that also require a separate development permit, such as a Planned Residential development permit, Condominium Housing Permit, or similar development permit. Projects that include a General Plan Amendment or Zone Change must also be considered and approved by the City Council. Generally a period of three to four months can take place between discretionary approval and construction permit issuance depending on complexity of design and applicant's ability to move quickly through construction design and addressing project design issues.

Vista's site development permit findings and standards of approval, which can be found under section 18.64.060 of the City's Development Code, require conformance with Vista's policies and codes. The standards listed in these findings are intended to provide predictable, clear, concise, and unambiguous procedures for the review and evaluation of site development and plot plans that do not create any undue burden or barrier for permit approval. These findings are as follows:

- A. Site development and plot plans shall be reviewed and evaluated by the Zoning Administrator for compliance with the standards listed below. However, any provisions in Section 18.64.060 governing the time in which a City official is to act shall, in all instances, be deemed directory, rather than mandatory. The standards are:
 - a. Applicable elements of the General Plan Zoning District Regulations; Design Review Manual, including the community's goals and objectives as established by said documents; all City ordinances, City policies, state laws, and applicable safety codes.
 - b. Specific conditions of approval that have been levied as a result of any previous discretionary approval(s); examples of which include, but are not limited to the following: subdivision map, specific plan, special use permit, etc.

The provision of required on and off-site improvements to implement the purpose and intent of this ordinance and the City's design and development standards. The City does not have a separate design review board for residential development. An applicant must submit an early design review application form to be reviewed before the city's planning commission prior to formal submittal of a project to the City.

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 that 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, these regulations help preserve the environment and ensure environmental quality for Vista residents.

INFRASTRUCTURE AND ENVIRONMENTAL CONSTRAINTS

Additional factors that could constrain new residential construction are the cost and accessibility of adequate infrastructure such as street upgrades, water and sewer lines, lighting, etc. All of these utilities are required to serve and support 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 will also continue to coordinate with these districts to ensure priority service provision to affordable housing developments.

Additionally, environmental constraints are another potential housing constraint, as they have the potential to limit the density and locations of housing developments due to various factors and hazards. A city's environmental setting and characteristics can greatly affect the feasibility and cost of developing housing. There are a number of environmental factors in Vista that can affect the character and density of development in the City. These include the availability of natural resources such as land and water, to environmental hazards such as earthquakes/seismic activity, flooding, and wildfires. The majority of sites identified in Vista's Sites Inventory are located in the urban core of the City, which is not impacted by these environmental constraints. Additionally, the City's Capital Improvement Program includes infrastructure projects that support and protect housing.

EARTHQUAKES AND SEISMIC ACTIVITY

The City of Vista is located in the northeast portion of San Diego County. Slopes within the City are relatively gentle (less than 15 percent). However, greater slopes (25 to 45 percent) occur along some of the principal drainages and approaching the San Marcos Mountains. Steeper slopes on the City's west, south, and north edges and within the SOI may be at risk of seismically induced landslides.

Historically, seismicity of the San Diego Region is low compared to other parts of Southern California. However, San Diego has experienced strong shaking and damage from path earthquakes. All of the earthquake faults found in the San Diego region are part of the San Andreas Fault System. The San Andreas fault is over 700 miles long and runs from the Gulf of California to north of the San Francisco Bay. In addition to the San Andreas Fault System, there are several major active faults including San Jacinto, Coyote Creek, Elsinore, and Agua Caliente.

For the City, ground-shaking is by far the greatest seismic hazard. Most of the City is situated on bedrock with a thin veneer of soil/sediment; sturdier soil composition that observes low potential for liquefaction, subsidence, lateral spreading, and expansive soils. Despite low potential for various soil and non-seismic impacts, the City will implement all CBC standards for future housing development as well as the City's own building code.

FLOODING

The City has several watercourses that provide drainage of storm runoff including Buena Vista Creek, Agua Hedionda Creek, and Loma Alta Creek. The City is located approximately six miles from the Pacific Ocean. Thus, flooding in the City is primarily the result of a lack of adequate storm drainage facilities. FEMA maps

Housing Element

portions of the City as being within the 100-year floodplains, and 500-year floodplain, including areas along both the Buena Vista Creek and Agua Hedionda Creek.

Uses along both Buena Vista Creek and Agua Hedionda Creek include both residential and commercial development. To help offset impacts on residential development due to local flooding, all future developments must comply with the requirements and design standards of the Grading Ordinance as well as the City's Development Code Section 16.48, which requires issuance of a Development Permit to be issued by the Floodplain Administrator prior to any construction or other development in any of the flood hazards areas.

In addition to these regulations, the City's Land Use Element of the General Plan outlines policies that help to discourage future development within these zones. Additionally, the Public Safety, Facilities, and Services Element includes several policies that address how the City would review development proposals near or in flood zones.

WILDFIRE

The City's General Plan identifies wildfire hazards as a primary concern regarding public safety Vista and the SOI. Factors such as a dry climate, a semi-rural setting, an abundance of dry, low-lying brush, open hillsides, and the frequency of high wind velocity from Santa Ana winds contribute to the City's overall fire risk. Large portions of the City are built and developed, reducing potential impacts of wildfires in these areas. However, wildfires are of special concern in communities located in the Wildland-Urban Interface (WUI). WUI areas are located within City boundaries and are of particular concern to the Vista Fire Protection District.

To help reduce and mitigate against wildfire threats, the City has established standards for new construction including; natural hazard real estate disclosures, 100-foot defensible space clearance around all buildings, property development standards including road widths, water supply, and signage and consideration of General Plan policies. Additionally, any new development located in an area that is designated by CalFire as a Very High Fire Hazard Severity Zone (VHFHSZ) is required to comply with all sections of Chapter 7A of the revised CBC (Materials and Construction Methods for Exterior wildfire Exposure) and Chapter 47 of the CFC (Requirements for WUI Fire Areas). Additionally, future development would be guided by the General Plan Public Safety, Facilities, and Services Element that outlines policies pertaining to wildfire threat.

MANAGEMENT PLANS

In addition to the environmental hazards discussed above, the City is ecologically diverse, with areas of native vegetation scattered throughout the City. Areas along the City's waterways and the undisturbed slope of the San Marcos Mountains include several sensitive vegetative species. Areas such as the San Marcos Mountains are primarily zoned as open space to help protect these natural resources and the biological communities within them.

Housing Element

To help further implement conservation of biological and natural resources in the City, the City observes and implements the North County Multiple Habitat Conservation Program (MHCP) which was adopted by SANDAG in 2003. The MHCP is a comprehensive sub-regional conservation planning effort to help identify and conserve approximately 20,000 acres of habitat for the protection of a wide range of plant and animal species found within North San Diego County¹³. Future development, redevelopment, and city-wide improvements must be in compliance with the MHCP and provide mitigation as required.

Additional management plans are implemented in the City, such as the Agua Hedionda Watershed Management Plan that covers the southern portion of the City. This plan aims to enhance water quality, further preserve and protect sensitive biological habitats, improve regional hydrology/hydrologic patterns, and provide mitigation in the Agua Hedionda Watershed.

The City's Climate Action Plan (CAP), updated in 2012, helps to further implement policies that will reduce environmental impacts, specifically GHG emissions, through several strategies and measures. The CAP notes that approximately 49 percent of housing units in the City were constructed prior to Title 24 of the California Code of Regulations. To help reduce GHG emissions and other environmental impacts, the City has established measures such as energy efficiency in new housing and existing developments and incentivizing and establishing diverse housing options in close proximity to jobs, transit centers, and other resources.

¹³ Vista, City of. 2012. Climate Action Plan. <https://www.cityofvista.com/home/showdocument?id=84>.

Chapter 4: Housing Resources

Resources 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.

FUTURE HOUSING NEEDS

State law requires each community to play a role in meeting the region's housing needs. 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.

RHNA REQUIREMENT

The RHNA developed and adopted by the San Diego Association of Governments (SANDAG) covers a planning period (June 30, 2020 through April 15, 2029). The RHNA assigns a housing production to each jurisdiction in the region. Vista's share of the regional housing need for this 6th cycle Housing Element update 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 2,561 new units between June 30, 2020 and April 15, 2029. The RHNA includes a fair share adjustment that allocates future need into four income categories to comply with the State mandate to reduce over-concentration of lower-income households in historically lower-income areas within the region. Table 38 shows the RHNA allocation distributed into each income category.

Table 38: Housing Needs for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)*	238	9.3%
Very Low (31% to 50%)	277	10.8%
Low (51 to 80%)	321	12.5%
Moderate (81% to 120%)	369	14.5%
Above Moderate (Over 120%)	1,356	52.9%
Total	2,561	100.0%

Source: 6th Cycle Regional Housing Needs Assessment Plan, SANDAG, 2020.

AMI = Area Median Income

Note: * The City has a RHNA allocation of 515 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, 23.0 percent of City households earned less than 50 percent of the AMI. Among these households, 46.3 percent earned incomes below 30 percent (extremely low). Therefore, the City's RHNA allocation of 515 very low-income units may be split into 238 extremely low and 277 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.

CREDITS TOWARD RHNA

Housing units approved and/or pending (and not yet permitted for construction) as of July 1, 2020 can be credited towards meeting the City's RHNA. Accessory dwelling units (ADUs) that are anticipated to be permitted between 2021 and 2029 have also been credited towards the Above Moderate category of the City's RHNA. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting anticipated units or units under construction. Table 39 shows the remaining unit deficit after units that are pending or approved as of June 30, 2020, and the assumed number of ADUs permitted between 2021 and 2029, are subtracted from the City's share of regional housing needs.

Table 39: Remaining 2021-2029 Share of Regional Housing Needs

Income/Affordability Category	RHNA	Units Pending or Approved	ADUs	Remaining Units Deficit
Very Low	515	0	0	515
Low	321	0	0	321
Moderate	369	380	0	-11
Above Moderate	1,356	152	400	804
Total	2,561	532	400	1,629

Units Planned or Approved

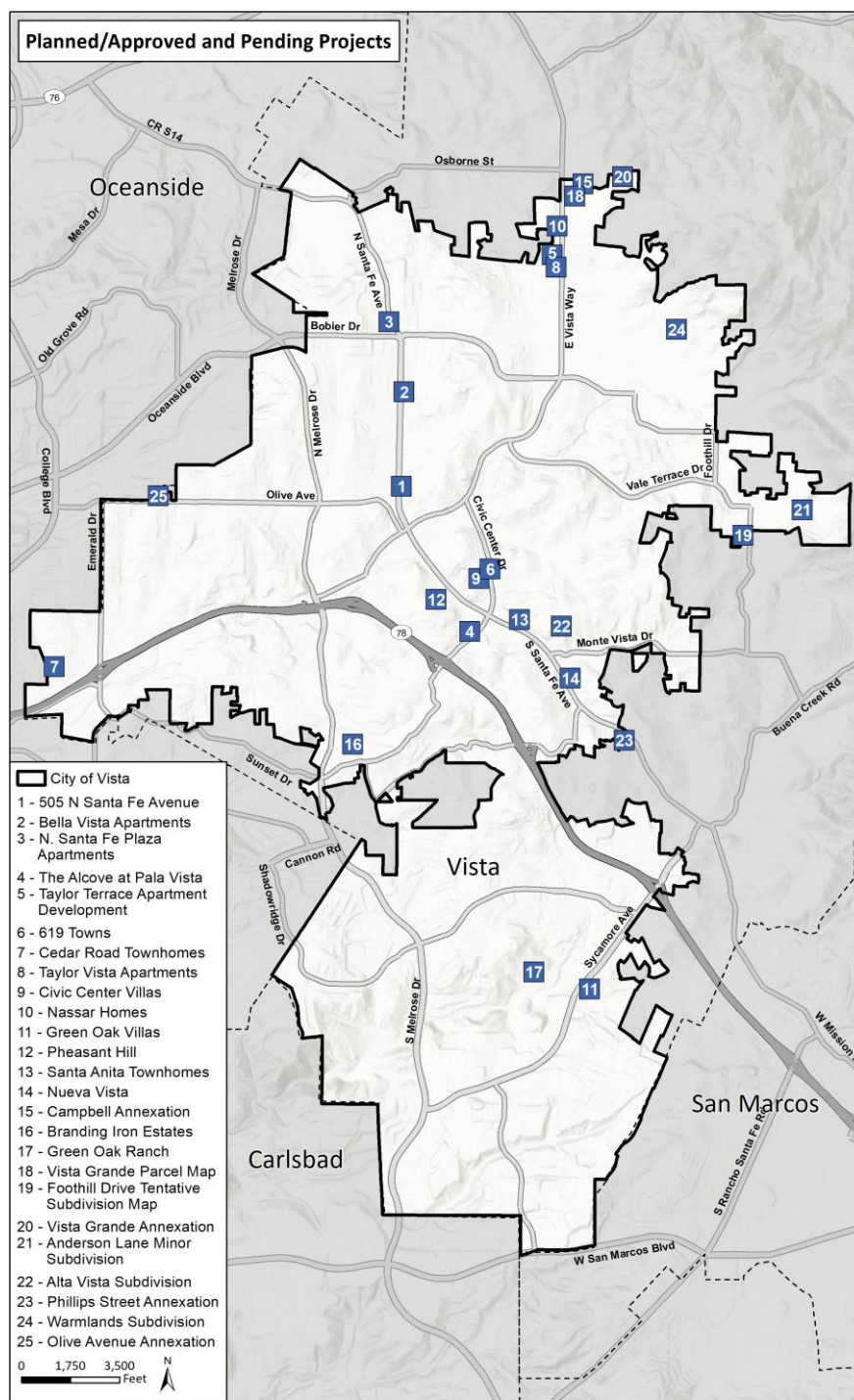
As of June 30, 2020, 532 housing units have been planned or approved for development. Based on regional market rents and sales prices, apartments and condominiums/townhomes are affordable to moderate income households. Single-family homes are generally affordable only to above moderate-income households. Table 40 shows the planned or approved projects that have been credited towards meeting the City's RHNA and Figure 5 shows the location of these projects.

Table 40: Planned or Approved Units (2020)

Map ID	Project Name	Lower	Moderate	Above Moderate
1	505 N Santa Fe Avenue	0	0	17
2	Bella Vista Apartments	0	0	48
3	North Santa Fe Plaza Apartments	0	19	0
4	The Alcove at Pala Vista	0	5	0
5	Taylor Terrace Apartment Development	0	12	0
6	619 Towns	0	10	0
7	Cedar Road Townhomes	0	35	0
8	Taylor Vista Apartments	0	90	0
9	Civic Center Villas	0	10	0
10	Nassar Homes	0	22	0
11	Green Oak Villas	0	107	0
12	Pheasant Hill	0	24	0
13	Santa Anita Townhomes	0	24	0
14	Nueva Vista	0	22	0
15	Campbell Annexation	0	0	2
16	Branding Iron Estates	0	0	4
17	Green Oak Ranch	0	0	3
18	Vista Grande Parcel Map	0	0	4
19	Foothill Drive Tentative Subdivision Map	0	0	6
20	Vista Grande Annexation	0	0	14
21	Anderson Lane Minor Subdivision	0	0	3
22	Alta Vista Subdivision	0	0	9
23	Phillips Street Annexation	0	0	23
24	Warmlands Subdivision	0	0	11
25	Olive Avenue Annexation	0	0	8
	Total	0	380	152

Housing Element

FIGURE 5: PLANNED OR APPROVED PROJECTS



Accessory Dwelling Units (ADU)

An Accessory Dwelling Unit (ADU) is an additional dwelling unit that could provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. An ADU can be located on residentially zoned property that has an existing single-family or multi-family residence. Recent trends indicate that ADU permit applications have been increasing in recent years. In 2018 and 2019 the City received no applications and six permit applications for ADU units, respectively. The number of applications jumped significantly with 51 ADU units permitted in 2020. This significant increase is likely attributed to recent State legislation that makes it easier to build and permit ADUs on single-family and multi-family zoned property. Conservatively assuming that 2020 trends will hold, and that annual permits will average 50 units per year, it can be assumed that 400 ADUs will be permitted between 2021 and 2029. Based on current rental costs in Vista, it is assumed that the ADUs satisfy a portion of the Above Moderate RHNA category.

REMAINING RHNA

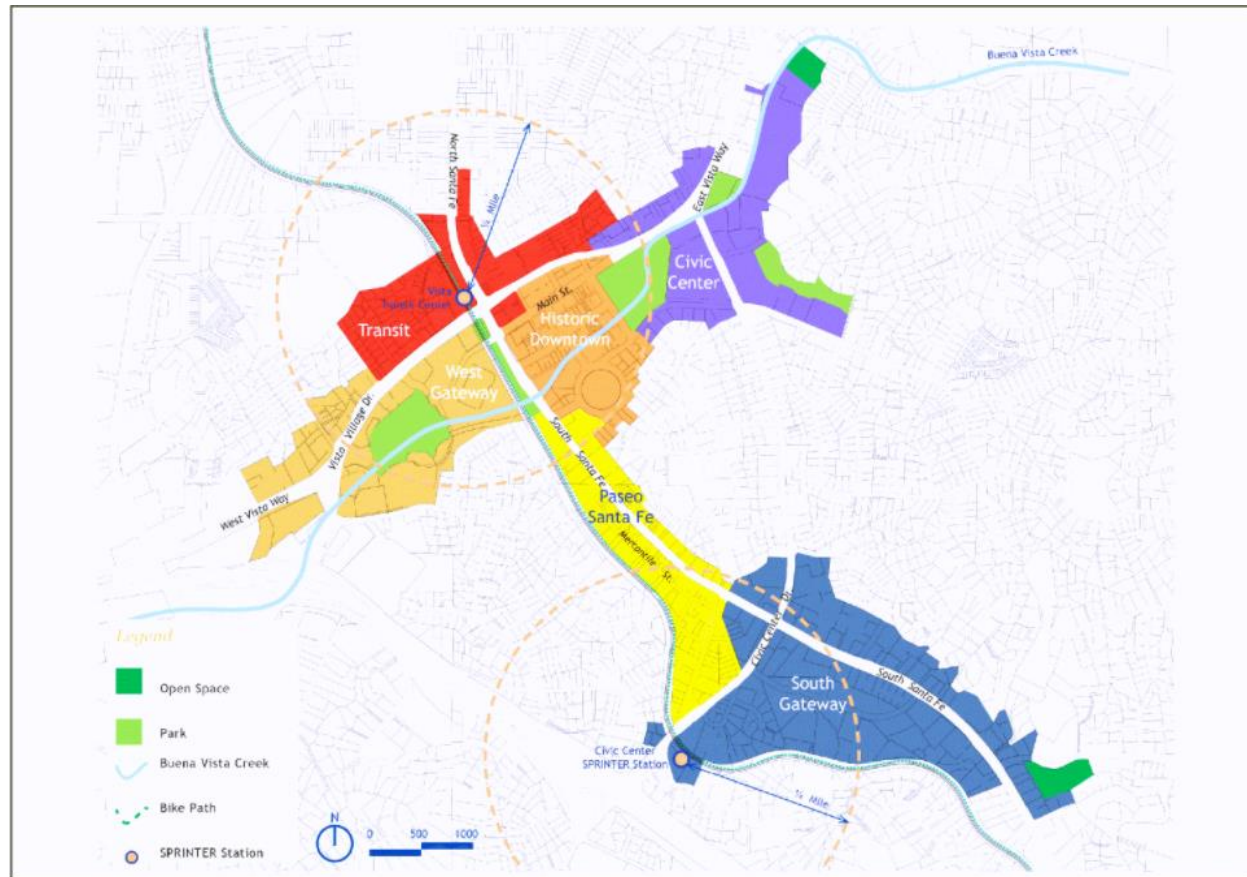
After accounting for units planned and approved as of June 30, 2020 and anticipated accessory dwelling units, there is a remaining need of 1,629 units. This total includes 515 very low income, 321 low income, 804 above moderate-income units and a surplus of 11 moderate units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units.

RESIDENTIAL SITES INVENTORY

Downtown Vista Specific Plan (DVSP)

The 2018 Downtown Vista Specific Plan 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 DVSP was amended in 2018 to modify land use categories, revise certain development standards, and establish new regulations and guidelines for future development. The DVSP area is located just north of California State Route 78 (SR-78), in the City's former redevelopment project area in the heart of the City. Primary gateways to the planning areas are Vista Village Drive to the north, Santa Fe Avenue, and Civic Center Drive to the south. Figure 6 shows the six subdistrict areas that make up the DVSP.

FIGURE 6 DOWNTOWN VISTA SPECIFIC PLAN



Source: DVSP 2018

The DVSP is organized into six subdistricts (See Figure 6):

- **Historic Downtown – Arts & Culture District:** The Historic Downtown is the heart of the DVSP area and a North San Diego County destination. Vista’s Main Street passes through the center of the Historic Downtown and services as host to many community events. A variety of restaurants, cafés, coffee shops, and tasting rooms provide indoor and outdoor gathering spaces within the Historic Downtown. These offer interesting locales for social interaction for local residents and visitors. Nearby single- and multi- family residential neighborhoods helps to further activate the streets in the Historic Downtown, while still retaining the quaint character of this area. This District is one of two designated as an Arts & Culture District. The culinary arts in the form of craft breweries and wineries flourish in this district. Public art sculptures are prominently displayed as part of the streetscape, in the form of bicycle racks, and as murals depicting local history. The Avo Theater is a lively venue for musical and performing arts, centrally located along Main Street. Fine art is exhibited in galleries, lobbies and exhibit spaces of local business and the Chamber of Commerce.
- **Paseo Santa Fe – Arts & Culture District:** The Arts & Culture flavor of the Paseo Santa Fe District is similar to the Historic Downtown. South Santa Fe Avenue bisects this district and is being transformed to create a more walkable and bicycle-friendly environment. The aging commercial and industrial properties to the south of Guajome Street along South Santa Fe Avenue and Mercantile Street are expected to redevelop over time following completion of the roadway improvements. Live-work units are particularly well-suited for this district, providing space for local artists to work on the ground floor and reside in the upper living space of a dual-purpose units.
- **Transit:** The Transit District is at the northern end of the DVSP area. Located in the center of this area, the Vista Transit Center is the transit hub for downtown with both bus and SPRINTER stops and connects to both residential and commercial properties. The intersection of Vista Village Drive and South Santa Fe Avenue at the eastern end of the Transit Center is one of the busiest in the DVSP area. The Transit District contains established single-family neighborhoods to the north that give way to multi-family residential development closer to the Transit Center. Multi-family residential properties transition to commercial properties fronting East Vista Way. This District is particularly well suited for mixed-use, transit-oriented development.
- **West Gateway:** The West Gateway District is one of the primary entrances to the City from State Highway 78, and includes larger-scale entertainment, retail and commercial services. The district features development opportunities with some vacant parcels that abut the south side of the Creek Walk Park.
- **Civic Center:** The Civic Center District features a concentration of municipal uses and services, as well as recreational amenities. The area is walkable and bikeable as it is an important destination for residents and visitors. An approximately 10-acre property, currently used as playing fields for the

Housing Element

Vista Magnet Middle School, separates the Vista Civic Center from the Historic Downtown. Buena Vista Creek passes under the school property in a covered culvert.

- **South Gateway:** Primary land uses in the South Gateway District include multi-family residential development and older shopping centers and retail buildings located along the commercial corridors. The Civic Center Drive Sprinter station is the DVSP area's other transit hub, located within walking distance of most multi-family housing in the District, and some of the retail centers. The SPRINTER station's location and the Civic Center Drive and South Santa Fe transit corridors make this an ideal area to promote smart growth. The district is well-positioned for infill multi-family residential development in the vicinity of the SPRINTER station and along South Santa Fe Avenue. Commercial sites along Civic Center Drive and South Santa Fe Avenue present opportunities to be redeveloped with more compact, mixed-use development. Building heights are limited to three stories in this area to ensure compatibility with surrounding neighborhoods.

Paseo Santa Fe Improvement Project

The DVSP has seen significant redevelopment and revitalization in recent years. To further promote and facilitate additional redevelopment, the City has prioritized improvements along South Santa Fe Avenue. The Paseo Santa Fe Improvement project is a 0.75-mile corridor along South Santa Fe Avenue connecting Vista Village Drive to Civic Center Drive. This three-phased project includes streetscape improvements, which are part of a comprehensive vision outlined in the DVSP. The vision is to shift the entire downtown area to a more walkable and pedestrian friendly environment from the existing auto-oriented four lane road.

- **Phase I (0.25 miles):** Phase I began in May 2014 and was completed in early April 2016. The project extends from Main Street to Ocean View Drive. The entire project (all phases) along this corridor reconfigures South Santa Fe Avenue down from four lanes into two lanes. Master planned sewer, water, and storm drain facilities were upgraded, all overhead utilities were placed underground and green street concept improvements were constructed. Other upgrades included adding new wide sidewalks, streetlights, pedestrian furniture, landscaping, and informational kiosks. The City's first roundabout was constructed at Eucalyptus Avenue and South Santa Fe Avenue, creating a three-way intersection.
- **Phase II (0.20 miles):** This phase extends from Ocean View Drive to approximately 400 feet south of Terrace Drive. This phase included upgrades to sewer, water, and storm drain facilities, undergrounding of all overhead utilities, construction of green street concept improvements, and installation of new sidewalks, streetlights and pedestrian furniture and wayfinding signage. In addition, a roundabout was constructed at Guajome Street. Construction on Phase II of the project was completed in May 2020.

Housing Element

- **Phase III (0.30 miles):** This phase extends from 400 feet south of Terrace Drive to Civic Center Drive. This phase is currently under construction and includes This phase includes upgrades to sewer, water, and storm drain facilities, undergrounding of all overhead utilities, construction of green street concept improvements, and installation of new sidewalks, streetlights and pedestrian furniture and wayfinding signage. In addition, construction has begun on a second roundabout at Pala Vista Drive. Construction is anticipated to finish in early 2021.

Paseo Santa Fe is a vital component of the City's regeneration of the downtown area. The City's commitment to revitalization also directly resulted in the construction of two affordable apartment projects (North Santa Fe by Community Housing Works and Paseo Pointe by Affirmed Housing) in the area. The introduction of these residential projects in the area has also helped to activate the downtown area by attracting new restaurants and businesses into the area. The City remains committed to the promotion of redevelopment in the DVSP area.

Vacant and Nonvacant 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. State law 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. A density of 0 to 14 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate-income category;
- a. A density of 15 to 29 units per acre (primarily for medium density multi-family developments) would facilitate housing in the moderate-income category; and
- b. A density of 30 or more units per acre (primarily for higher density multi-family developments) would facilitate housing in the very low- and low-income category.

Residential development in the DVSP area is allowed at a maximum density of 40 du/acre. The development standards established in the DVSP 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 nonvacant properties within the City. Nonvacant 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). Nonvacant parcels were chosen as likely candidates for redevelopment based on the age

Housing Element

of the structure, the parcel's existing use vs. actual use, and ownership patterns (i.e. if contiguous parcels had one owner, they are more likely to be consolidated and redeveloped). 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 and parcels with newer structures.

Residential development capacity on vacant and nonvacant 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 41). 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.

Table 41: Recent Projects

Project	Zone	Acreage	Max. Units Allowed	Units Achieved	Percent of Max. Density	Status
505 N Santa Fe Avenue	M-U (40)	0.43	17	17	99%	Pending Review
Bella Vista Apartments	M-U (40)	1.20	48	48	99%	Pending Review
N. Santa Fe Plaza Apartments	M-U (40)	0.65	26	19	73%	Pending Review
The Alcove at Pala Vista	DVSP	0.20	8	5	63%	Pending Review
Taylor Terrace Apartment Development	R-M (15)	0.87	13	12	92%	Pending Review
619 Towns	M-U (30)	1.00	30	10	33%	Pending Review
Cedar Road Townhomes	M-U (30)	2.00	60	35	58%	Pending Review
Taylor Vista Apartments	R-M (21)	3.64	76	90	120%*	Pending Review
Civic Center Villas	M-U (30)	0.48	14	10	71%	Approved
Nassar Homes	R-M (15)	1.50	22	22	99%	Approved
Green Oak Villas	R-M (15)	7.80	117	107	91%	Approved
Pheasant Hill	Pheasant Hills Specific Plan	3.35	24	24	99%	Approved
Santa Anita Townhomes	DVSP	0.97	38	24	63%	Approved
Nueva Vista	M-U (15)	2.00	30	22	73%	Approved
Campbell Annexation	E-1	2.07	4	2	50%	Pending Review
Branding Iron Estates	E-1	3.04	6	4	67%	Pending Review
Green Oak Ranch	Specific Plan No. 24	28.25	3	3	99%	Pending Review
Vista Grande Parcel Map	E-1	2.55	4	4	99%	Approved
Foothill Drive Tentative Subdivision Map	E-1	3.70	6	6	99%	Pending Review
Vista Grande Annexation	A-1	16.00	16	14	87%	Approved
Anderson Lane Minor Subdivision	E-1	2.20	4	3	75%	Pending Review
Alta Vista Subdivision	R-1	3.10	13	9	69%	Approved

Housing Element

Project	Zone	Acreage	Max. Units Allowed	Units Achieved	Percent of Max. Density	Status
Phillips Street Annexation	R-1-B	7.20	52	23	44%	Approved
Warmlands Subdivision	E-1	6.30	12	11	92%	Approved
Olive Avenue Annexation	R-1	3.19	13	8	62%	Approved
Average		103.7	656	532	81%	

*Density bonus applied
Source: City of Vista, 2020.

Nonvacant parcels in the City's downtown area can potentially accommodate an additional 1,256 housing units, excluding existing units on site (Table 42 and Figure 7). On vacant land alone within the downtown area, an estimated 141 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) and 22 units per acre for units in the South Gateway Subdistrict (i.e., 75 percent of the maximum allowable density of 30 units per acre).

FIGURE 7: VACANT AND NONVACANT SITES IN THE DOWNTOWN VISTA SPECIFIC PLAN

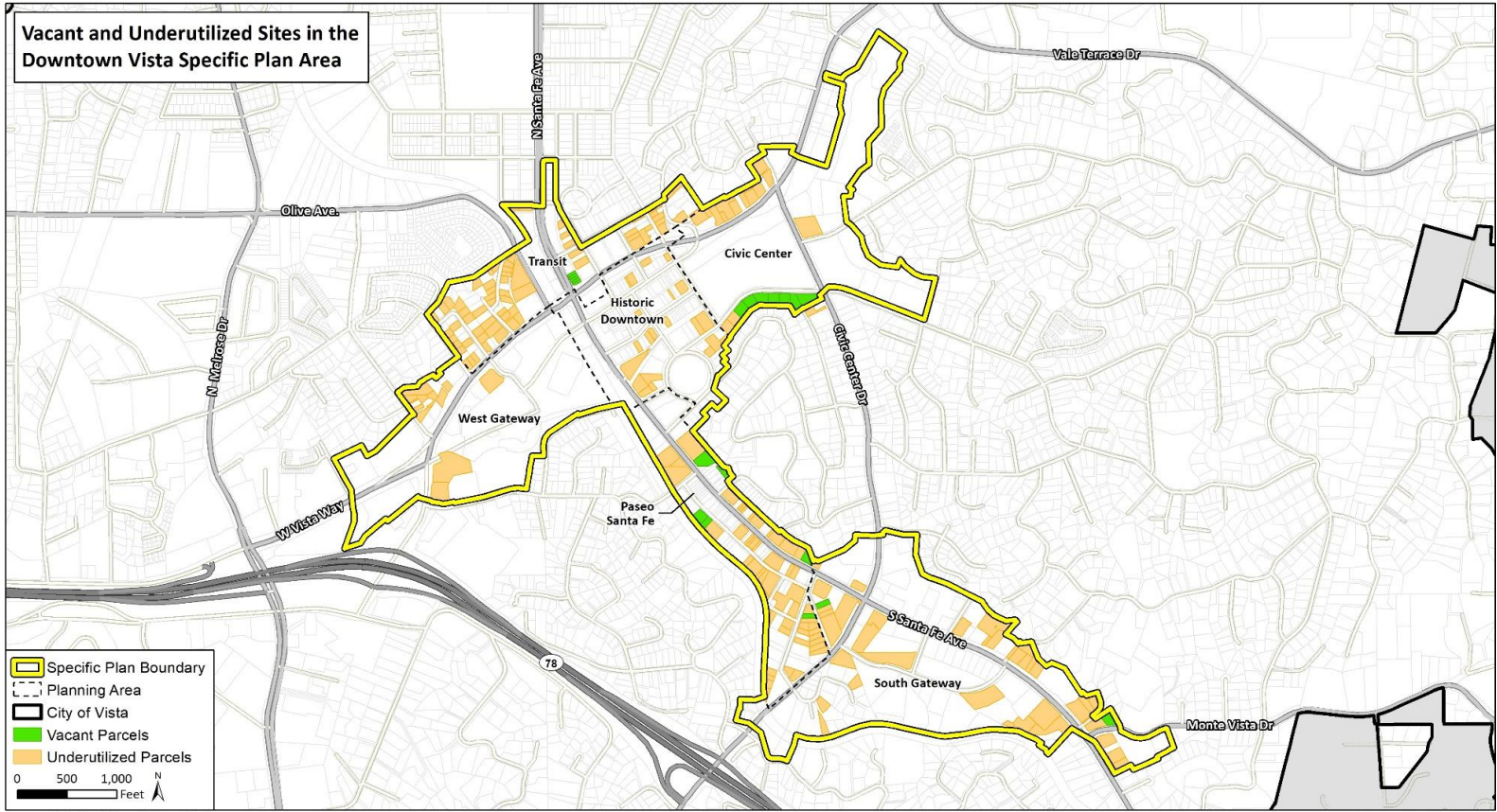


Table 42: Underutilized Sites in the Downtown Vista Specific Plan

Subdistrict	Acreage	Potential Capacity
Transit	14.21	305
Historic Downtown	3.51	88
South Gateway	12.1	251
West Gateway	3.65	104
Civic Center	5.42	144
Paseo Santa Fe	14.81	364
Total	53.7	1,256

Source: City of Vista, 2020.

While the downtown area has numerous opportunities for redevelopment on currently nonvacant parcels, City staff has identified four sites specifically as the most suitable for redevelopment under existing conditions. These three focus areas, described in the following pages, can accommodate 485 units which will be suitable for development into housing for lower-income households based on the allowable density of the parcels. These nonvacant parcels are accounted for on Table 42 and identified on Figure 7.

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

The area outlined in red below on the following page 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 DVSP 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 (South Gateway Subdistrict) allows for development that could include residential, office and/or commercial uses. Permitted residential uses include multi-family dwellings, live/work units, and mixed-use projects at a proposed density of 30 dwelling units per acre.

Housing Element

	
<p><i>Above parcels are within the South Gateway Subdistrict of the DVSP</i></p>	<p><i>Self-service carwash just south of the construction materials yard (viewed from S. Santa Fe Avenue looking towards the east)</i></p>
	
<p><i>Materials yard consisting of small buildings, shade structures, and open yard storage (viewed from Monte Vista Drive looking south)</i></p>	<p><i>Materials yard consisting of small buildings, shade structures, and open yard storage (viewed from S. Santa Fe Avenue looking east)</i></p>

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 a time when inline retail buildings were a common form for commercial sites. Large parking areas in the front with buildings toward the back provide ample for shoppers. These existing buildings look outdated and the concept of inline retail has generally been replaced with a more pedestrian friendly approach to development that better utilizes the land and create a pedestrian scale environment instead of an auto-oriented destination. In addition, many restaurants and commercial establishments have

Housing Element

seen a reduction in sales and the number of patrons as a result of COVID-19 and it is likely that many will not survive long-term restrictions. The parcels total approximately 8.3 acres and current zoning is South Gateway Subdistrict which allows a variety of commercial uses, such as restaurants, retail and office uses as well as mixed-use development with residential use at 30 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.



Focus Area 3: 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 Paseo Santa Fe Subdistrict 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 Paseo Santa Fe Subdistrict of the DVSP



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 Avenue 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-use.

Table 43: Residential Capacity in The Downtown Vista Specific Plan

Subdistrict	Acreage	Max. Density	Realistic Density	Estimated Dwelling Units
Vacant				
Transit	0.25	40.0	30.0	5
Civic Center	2.61	40.0	30.0	75
Paseo Santa Fe	1.49	40.0	30.0	39
South Gateway	0.56	30.0	22.0	11
Subtotal	4.91	--	--	130
Nonvacant				
Transit	14.21	40.0	30.0	305
Historic Downtown	3.51	40.0	30.0	88
South Gateway	12.1	30.0	22.0	251
West Gateway	3.65	40.0	30.0	104
Civic Center	5.42	40.0	30.0	144
Paseo Santa Fe	14.81	40.0	30.0	364
Subtotal	53.7	--	--	1,256
Total	58.61	--	--	1,386

Source: City of Vista, 2020.

Note: Assumes a realistic density of 75%.

Recycling Trends

As the City becomes increasingly built out, recent developments in the City have also involved the recycling of underutilized and non-performing commercial uses and the consolidation of existing small lots within the DVSP area:

- a. The Monarch Buena Vista development is located at 751 East Vista Way and consists of 179 units that range from 732 to 1,342 square feet on 8.26 acres. The project would achieve an overall density of 21.67 units per acre and is currently under construction. The site was previously undeveloped.



- b. The Creekside Apartments development is located at 215 Vista Village Drive and consists of 41 units that range from 480 to 1,079 square feet on 1.28 acres. Construction was completed in 2019 and the project realized an overall density of 32.03 units per acre. The site was previously used for commercial purposes.

Housing Element



Looking West from Wave Drive

Looking South from West Broadway

- c. The Terrace Loft Apartments development is located at 513-526 South Santa Fe Avenue and consists of 42 units that range from 406 to 1,333 square feet. The project included the consolidation of 5 smaller lots completely surrounded by existing commercial and residential developments and related parking areas to create the 0.80-acre project site. The site is partially flat at the lower end of the site that is closest to S. Santa Fe Avenue and gradually slopes up to create another flat pad area at the higher end of the site; no existing structures remain on the site. The project would achieve an overall density of 52.50 units per acre and is currently under construction. The site was previously used for commercial purposes.



Looking Southwest from S. Santa Fe Avenue

Looking Northeast from Mercantile Street

Housing Element

- d. The Paseo Artist Village Apartments development is located at 511 South Santa Fe Avenue and consists of 60 units reserved for lower-income individuals and families, and range from 550 to 1,000 square feet. The project included the consolidation of 8 smaller lots completely surrounded by existing commercial developments, related parking areas, and vacant land to create the 0.82-acre project site. Several commercial buildings on the project site were demolished in the fall of 2018. The site is predominantly flat with no existing structures remaining. The project would achieve an overall density of 73.17 units per acre and is currently under construction. The site was previously used for commercial purposes.



- e. The Grove Senior Apartments development is located at 815 Civic Center Drive and provides 80 one-bedroom and two-bedroom units for lower-income seniors age 62 and older. Units range from 502 to 843 square feet on 2.4 acre. The project would achieve an overall density of 33.75 units per acre and is currently under construction. The site was previously used for commercial purposes.

Housing Element



Looking west from Civic Center Drive

- f. The Terracina Apartments development is located at 150-156 Terracina Way and consists of 10 units that range from 704 to 988 square feet on 0.30 acre. The project would achieve an overall density of 33.33 units per acre and is currently under construction. The site was previously used for single-family residential purposes.



Looking Southwest from Terracina Way

- g. The Rylan Mixed-Use Development is located at 100 Main Street and consists of 126 units that range from 552 to 1,858 square feet on 3.16 acres. The project would achieve an overall density of 39.87 units per acre and is currently under construction. The site was previously used for commercial purposes.

Housing Element



- h. The North Santa Fe Apartments development is located at 301 North Santa Fe Avenue and consists of 67 units that range from 622 to 1,147 square feet. The project included the consolidation of 7 smaller lots completely surrounded by existing residential multi-family developments and commercial uses to create the 1.42-acre project site. The site is predominantly flat. Construction was completed in 2015 and an overall density of 47.18 units per acre was realized across the site. The site was previously used for commercial purposes.



Housing Element

- i. The Paseo Pointe Apartments development is located at 325 South Santa Fe Avenue and consists of 69 units that range from 556 to 1,152 square feet. The project included the consolidation of 7 smaller lots completely surrounded by existing commercial development to create the 1.74-acre project site. Construction was completed in 2016 and an overall density of 39.66 units per acre was realized across the site. The site was previously used for commercial purposes.



These recycling activities have taken place since the certification of the 5th cycle Housing Element and are representative of the conditions within the DVSP and the associated small lot consolidation trend within the area. The conditions and characteristics of the underutilized and non-performing commercial sites identified in Appendix B are similar to those that have gone through redevelopment in recent years. For example, the Terrace Lofts Apartment site, which involved the consolidation of 5 smaller lots not commonly owned, previously contained two small commercial buildings occupied by a barber shop and income tax service and a surface parking lot. Both buildings needed repair and refurbishment and the parking lot was oversized for the two commercial establishments. The condition of properties located in Focus Area 3 and elsewhere along S. Santa Fe Avenue mirror the pre-construction conditions of the Terrace Lofts Apartment site. For example, APNs 179-051-1200, -1400, and -1500, all located in Focus Area 3, could be consolidated to create a 0.8-acre parcel. Existing conditions are similar to the Terrace Lofts Apartment site; lots currently contain small commercial buildings occupied by a drug and alcohol rehabilitation business, hair salon, and a surface parking lot. Both buildings are in need of repair and refurbishment. Similar to other parcels identified in the focus areas, these lots have multiple different owners and would require either one master developer to purchase the parcels and consolidate as one cohesive development or redevelop each parcel separately. Information on, and incentives for, lot consolidation are stated in Program 6. Vacant parcels zoned for

Housing Element

mixed-use in the DVSP along N. Santa Fe Avenue and Eucalyptus Avenue have contiguous lots with the same owner and could easily facilitate lot consolidation.

Given current development trends, the City anticipates further interest in recycling activities of small lots and underperforming commercial sites at densities similar to those achieved by the projects listed above. Therefore, it can be reasonably assumed that further redevelopment would occur on nonvacant sites identified in Appendix B.

Recycling activities are also likely to occur on sites zoned for mixed-use. Development trends in the City indicate that a vast majority of mixed-use zoned projects have a residential component with a marginal representation or square footage being devoted to commercial use, and none of the mixed-use zoned projects proposed thus far are 100 percent devoted to non-residential purposes. Therefore, it can also be reasonably assumed that further residential development would continue to occur in areas zoned mixed-use that can accommodate both residential and non-residential uses. To continue this existing recycling trend with small lots consolidation, the City will look into a lot consolidation program that will further facilitate continued development of residential projects throughout the identified sites in Appendix B.

Sites included in the inventory of this Housing Element for the 6th cycle RHNA are very similar to the sample projects identified above, in terms of size, existing conditions and uses. Given the potentially devastating impact of COVID-19 on the market for commercial and office spaces in the future, it is reasonable to expect future recycling of commercial properties would favor residential and mixed-use development.

Availability of Infrastructure

The City is committed to a number of actions and expenditures in the DVSP area to provide infrastructure and enhancements meant to encourage and facilitate subsequent development. Public improvements associated with the DVSP consist primarily of infrastructure improvements, such as sewer, water, and storm water system improvements, and improvements to the circulation system, including streets, sidewalks, trails, and bikeways. The public improvement plans within the DVSP are part of separate citywide infrastructure plans that lay out the master plans for age and condition-related improvements, as well as capacity-related improvements that are anticipated and based on projected long-term growth. The existing infrastructure system may require minor upgrades to address age and condition-related issues, however, the systems do contain sufficient capacity to allow for the development of 2,561 additional residential units, as required by the City's RHNA allocation.

- a. **Sewer System:** The DVSP area is located within the Vista Sanitation District (VSD). The VSD adopted a 2017 Comprehensive Sewer Master Plan, which establishes the planned upgrades to the sewer system within the DVSP area. Sewer system upgrades are split into two primary categories: (1) age- and condition-related improvements; and (2) capacity- related improvements. All sewer

Housing Element

system improvements needed to accommodate buildout of the DVSP are identified and ranked in the Sewer Master Plan.

- b. **Water System:** Water is provided to the DVSP area by the Vista Irrigation District (VID), who owns and maintains all water-related infrastructure within the City. VID adopted the 2017 Potable Water Master Plan, which establishes the planned upgrades to the water distribution system within the DVSP area. All water system improvements needed to accommodate buildout of the DVSP are identified in the District's Urban Water Management Plan.
- c. **Storm Water and Drainage System:** The storm water system serving the DVSP area consists of a combination of public and private facilities that tie into the Buena Vista Creek drainage basin. The City prepared a Drainage Master Plan Update in 2009, which assessed the condition and capacity of the public drainage system. The Master Plan outlines several facilities within the DVSP area that are in need of upgrades due to capacity or condition, and provides a framework for financing and implementing improvements to these facilities.
- d. **Circulation System:** The circulation system serving the DVSP area includes a combination of streets, sidewalks, bikeways, and transit facilities.

Environmental Constraints

Portions of the DVSP area fall within the FEMA floodplain. As part of the DVSP adoption, the City prepared an 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 DVSP 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, 480 additional units may be accommodated on the City's vacant sites outside the DVSP area (Table 44 and Figure 8). 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.

Housing Element

FIGURE 8: VACANT SITES

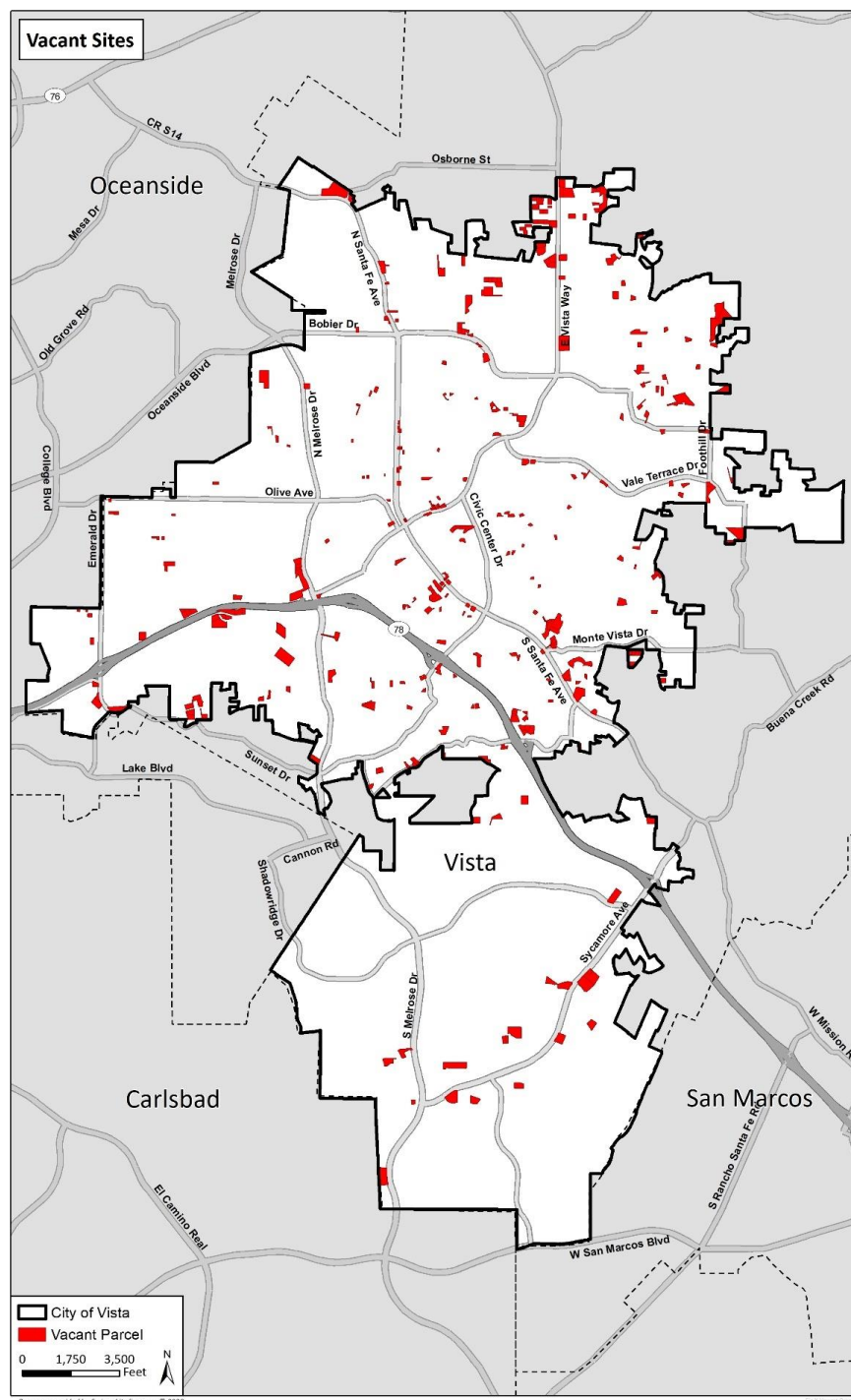


Table 44: Residential Capacity on Vacant Parcels Outside of the Downtown Specific Plan

General Plan Land Use Designation	Zoning	Acreage	Max. Density	Realistic Density	Estimated Dwelling Units
Above Moderate-Income Units					
Rural Residential (RR) Low Density Residential (LD)	A-1	12.97	1.0	1.0	12
Low Density Residential (LD) Open Space Residential (OSR) Medium Low Density Residential (MLD)	E-1	60.36	2.0	1.5	98
Medium Low Density Residential (MLD) Low Density Residential (LD) Medium Density Residential (MD) General Commercial (GC)	R-1	47.31	4.4	3.3	147
Medium Density Residential (MD) Medium Low Density Residential (MLD)	R-1-B	3.65	7.3	5.5	13
Mixed-Use (MU)	M-U	0.67	40	30	15
Subtotal		124.96			285
Moderate-Income Units					
Medium Density Residential (MD) Medium High Density Residential (MHD) High Density Residential (HD)	R-M	15.81	21	15.75	185
Medium High Density Residential (MHD)	Townsite Specific Plan	0.16	15	11.3	2
Mixed-Use (MU)	M-U	0.74	15	11.25	8
Subtotal		16.71			195
Total		141.67			480

Source: City of Vista, 2020.

Note: Assumes a potential density of 70% of maximum allowable density.

Availability of Infrastructure and Services

All sites identified in Table 44 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 2021-2029 cycle. Future development in the DSVP area would likely require upgrades to the existing aging infrastructure in the downtown area. The EIR for the DSVP 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.

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 DVSP. If the vacant and underutilized parcels in the downtown area were redeveloped for residential purposes, approximately 1,386 units could be accommodated. However, because these sites are predominantly zoned for mixed-use development, we cannot assume that all of these properties will contain residential development. However, after including vacant sites outside of the downtown area, the City's land sites inventory can potentially accommodate 1,866 additional units, more than adequate to accommodate the City's remaining RHNA for the Lower and Moderate income categories (Table 45). The remaining above moderate units can be satisfied by the overage in the Lower and Moderate categories.

Table 45: Adequacy of Residential Sites Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	836	369	1,356	2,561
Pending and Approved Projects	0	380	152	532
Remaining RHNA	836	-11*	1,204	2,040
ADU Units	0	0	400	400
Remaining RHNA	836	-11*	804	1,640
Vacant Sites	118	195	297	610
Remaining RHNA	718	-206*	507	1,225
Nonvacant Sites in the Downtown Specific Plan	1,016	0	240	1,256
Remaining RHNA	-298	-206	267	267
Shortfall or Surplus of Sites*	298	206	-267**	237

* Surplus units in each category are not allocated towards the remaining RHNA total. These units are transferred to the overall site surplus.

** Remaining above moderate units can be satisfied by the overage in the Lower and Moderate income categories

Resources Available

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 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:

- a. Benefit to low-and moderate income families;
- b. Aid in the prevention of elimination of slums or blight; or
- c. 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 \$1,000,000 in CDBG funds annually. 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:

- a. Building acquisition
- b. New construction and reconstruction
- c. Moderate or substantial rehabilitation
- d. Homebuyer assistance
- e. Rental assistance
- f. 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.

Permanent Local Housing Allocation (PLHA)

The PLHA program, also known as the Building Homes and Jobs Act, or Senate Bill 2 (SB 2), provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding will help Vista to:

- a. Increase the supply of housing for households at or below 60% of area median income;
- b. Increase assistance to affordable owner-occupied workforce housing;
- c. Assist persons experiencing or at risk of homelessness;
- d. Facilitate housing affordability, particularly for lower- and moderate-income households;
- e. Promote projects and programs to meet the local government's unmet share of regional housing needs allocation; and
- f. Ensure geographic equity in the distribution of funds.

Vista will receive grants based on the formula prescribed under federal law for the Community Development Block Grant. Funding amounts will vary from year to year based on annual revenues to the Building Homes and Jobs Trust Fund.

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, and 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:

- a. Alpha Project
- b. Caritas Corporation
- c. Community Housing Works
- d. Faith-Based Community Development Corporation
- e. North County Lifeline
- f. North County Solutions for Change
- g. Trinity Housing

Chapter 5: Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2021-2029 Housing Element, the City of Vista has reviewed the housing programs adopted in 2013-2021 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table 46 summarizes in quantifiable terms the City's objective and actual progress that was achieved during the 5th cycle RHNA and Table 47 provides a detailed program-level assessment of housing accomplishments over the last planning period.

Table 46: Quantified Housing Objective and achieved Accomplishments (2013-2021)

	Extremely Low		Very Low		Low		Moderate		Above Moderate		Total	
	Obj.	Act.	Obj.	Act.	Obj.	Act.	Obj.	Act.	Obj.	Act.	Obj.	Act.
Units to be Constructed	0	0	0	0	0	255	0	0	0	0	0	255
Units to be Rehabilitated	0	0	0	0	0	0	0	0	0	0	0	0
Units to be Assisted	882	448	896	482	1,250	211	0	53	0	33	3,433	1,493
Total	882	448	896	482	1,250	466	0	53	0	33	3,433	1,493

Table 47: Review of Past Accomplishments

Program # and Name		Description and Objectives	Progress and Continued Appropriateness
Goal #1: Maintenance and Preservation of Housing			
1	Citywide Housing Rehabilitation Loan Program	<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 80 households, an average of ten per year. 	<p>The program was discontinued in 2016 due to lack of funding. Between 2013 and 2016, no households were assisted.</p> <p>Continued Appropriateness: Removed from the 2021-2029 Housing Element.</p>
2	Rental Assistance Program	<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"> • Pursue any applicable state and federal grants 	<p>The City did not pursue any state or federal grants between 2013 and 2021.</p> <p>Continued Appropriateness: Removed from the 2021-2029 Housing Element.</p>
3	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 Housing Division. 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 December 31, 2035, at which time staff would re-evaluate the agreement and make any necessary changes.</p> <p>Continued Appropriateness: Mobile homes represent an important affordable housing resource in Vista.</p>
4	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 and monitor annually the affordability covenants in Estrella de Oro and Vista Manor.</p> <p>Continued Appropriateness: These two mobile home parks have affordability covenants until 2058. The City will continue to enforce these covenants.</p>
5	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 	<p>The County of San Diego Housing Authority administers the Housing Choice Voucher (Section 8) rental assistance program has provided 550 families with vouchers in Vista.</p> <p>Continued Appropriateness: There is an ongoing need for rental subsidies. As of August 2019, a total of 411 households in Vista are receiving Housing Choice.</p>

Housing Element

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
	<p>rate of the 483 vouchers issued to Vista households.</p> <ul style="list-style-type: none"> Support the County's effort in seeking additional Section 8 allocations. 	
6	<p>Vista Mobile Home Assistance Program</p> <p>This program provides mobile homeowners assistance with their housing costs. Assistance includes space rent, utilities, insurance, taxes and maintenance.</p> <ul style="list-style-type: none"> Assist approximately 50 households on an annual basis. 	<p>Approximately 25 households were assisted in 2014.</p> <p>Continued Appropriateness: There is an ongoing need for mobile home park rents assistance. This program ended in 2014 due to lack of funding. The City intends to utilize HOME funding to restart the program.</p>
7	<p>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 six potentially at-risk projects with a total of 36 units affordable to very low-income households. However, these projects are owned and operated by nonprofit housing providers and receive priority for HUD funding. Therefore, their likelihood of converting to market-rate housing is low. At risk projects include:</p> <ul style="list-style-type: none"> Montgomery House Mitchell House Vista House Grace House Oriente House <p>Parham House Continued Appropriateness: The City will continue to guard against the loss of affordable housing units.</p>
Goal #2: Housing Opportunities		
8	<p>Sustainable Building Program</p> <p>The City enforces sustainable building standards on new housing developments.</p> <ul style="list-style-type: none"> Continue to enforce Cal. Energy Code and CALGreen Code through development review. 	<p>The City adopted by reference the CALGreen Code into the City's Development Code, Chapter 16.30. The City continues to update its Development Code, the latest being CALGreen's 2019 California Building Standards Code.</p> <p>Continued Appropriateness: The City will continue to enforce sustainable building programs through development review.</p>

Program # and Name		Description and Objectives	Progress and Continued Appropriateness
9	Residential Sites Inventory	<p>The City maintains an inventory of residential and mixed-use sites that could be used for housing.</p> <ul style="list-style-type: none"> • Provide information on vacant and underutilized sites to interested developers. • Coordinate public improvements in the downtown area. 	<p>Future residential growth is expected to occur primarily in the City's DVSP area, especially in areas where transit-oriented development is most feasible. The DVSP places heavy emphasis on higher density and mixed-use developments.</p> <p>Continued Appropriateness: The City will continue to maintain a Residential Sites Inventory and provide information to developers.</p>
10	Zoning Ordinance	<p>The City's Zoning Ordinance regulates the standards of residential and mixed-use sites.</p> <ul style="list-style-type: none"> • Monitor the Zoning Ordinance to ensure standards do not unduly constrain residential and mixed-use development 	<p>The Vista Zoning Ordinance is continuously updated to address a wide range of issues and State/federal laws. The City will continue to monitor its policies, standards, and regulations to ensure that they do not unduly impact persons with special needs.</p> <p>Continued Appropriateness: The City will continue to ensure that residential and mixed-use housing is not constrained.</p>
11	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"> • As funding permits, provide financial assistance for construction of affordable housing. Complete infrastructure improvements along S. Santa Fe Corridor and correct drainage problems. 	<p>Between 2013 and 2021, affordable housing construction included the following projects:</p> <ul style="list-style-type: none"> • Permits for 66 affordable housing units were issued in 2014 and Phase 1 construction along the S. Santa Fe Corridor was completed in 2016. • 80 units of Senior Affordable Housing were awarded tax credits. Construction began in April of 2019. • The City's Housing Authority entered into a Disposition and Development Agreement with Community Housing Works in June of 2018 to build up to 65-units of Workforce Housing. • The Housing Authority has entered into an Executive Negotiation Agreement to build 33 units that include transitional and permanent affordable units. In addition, the development will also rehabilitate 33 units. <p>Continued Appropriateness: 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.</p>

Housing Element

Program # and Name		Description and Objectives	Progress and Continued Appropriateness
Goal #3: Home Ownership			
12	Vista Home Ownership Assistance	<p>This program provided 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 mortgage credit certificates to 50 households over 8 years. 	<p>The program was discontinued in 2014 due to lack of funding. Between 2013 and 2014, the City provided homeownership assistance to 5 households.</p> <p>Continued Appropriateness: Removed from the 2021-2029 Housing Element.</p>
Goal #4: Housing for Persons with Special Needs			
13	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"> Specify supportive housing as a residential use permitted where residential use is permitted. Facilitate development of housing for persons with disabilities. 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 amended in 2015 to address this objective. The City will also facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.</p> <p>Continued Appropriateness: 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>
14	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, defer payment of development impact fees to certificate of occupancy instead of payment building permit issuance. 	<p>Development impact fees for the City can now be paid at certificate of occupancy.</p> <p>Continued Appropriateness: The City will continue to monitor development fees to assess their impact on housing costs.</p>
15	Expedited Project Review	In accordance with the State Streamlining Review Act, the City attempts to complete	Continued Appropriateness: The City will continue

Program # and Name	Description and Objectives	Progress and Continued Appropriateness
	<p>the permitting process for residential projects within 180 days.</p> <ul style="list-style-type: none"> Continue to prioritize the review of affordable housing and multi-family projects and streamline the permitting process. 	<p>to offer prioritized processing for affordable housing projects. This program is included in the 2021-2029 Housing Element.</p>
16	<p>Farmworker Housing</p> <p>This program expands availability for seasonal farmworker housing within the City.</p> <ul style="list-style-type: none"> Permit farmworker housing in the E-1 zone 	<p>The objective was addressed in the City's Zoning Ordinance, effective October 2015.</p> <p>Continued Appropriateness: The City will continue to monitor availability of farmworker housing.</p>
Goal #5: Fair Housing Practices		
17	<p>Fair Housing</p> <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 the community. 	<p>City staff continues to participate in the San Diego Regional Alliance for Fair Housing.</p> <p>The City currently contracts with Legal Aid Society of San Diego to provide fair housing services in Vista. Annually, Legal Aid Society assists residents/landlords regarding fair housing and tenant/landlord disputes. Legal Air Society also provides a range of outreach and education activities to further fair housing in Vista.</p> <p>Continued Appropriateness: The City will continue to actively further fair housing. This program is included in the 2021–2029 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.

GOALS AND POLICIES

1. MAINTENANCE AND PRESERVATION OF HOUSING

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 Preserve the City's housing supply through various funding sources, implementation programs, and advisory bodies

Policy 1.1: Implement neighborhood revitalization strategies to focus efforts in improving city services and infrastructure that supports the City's housing supply.

Policy 1.2: Continue to identify new funding opportunities to help provide financial housing assistance to lower income communities.

Policy 1.3: Continue to utilize code enforcement to bring substandard units into compliance with City codes and to improve overall housing conditions in Vista.

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

Policy 1.5: Implement efficiency measures and standards pertaining to energy and water in new housing development in the City.

Policy 1.6: Ensure the replacement of existing lower-income units that are identified for potential redevelopment.

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 sectors of the community. A balanced inventory of housing in terms of unit type, cost, and style will allow the City to fulfill a variety of housing needs.

Goal 2.0: Encourage 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 lower and moderate income households (including extremely low 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: Encourage the use of energy and water conservation techniques in new development.

3. HOUSING FOR THE VULNERABLE

The City of Vista seeks to expand and identify new funding sources and opportunities to provide housing for vulnerable communities. Vulnerable communities include low-income, minority groups, the elderly, persons with disabilities, and homeless. Identifying and targeting vulnerable communities in the City ensures the City's housing market is inclusive and equitable.

Goal 3.0: Provide supportive housing and services to homeless populations and other vulnerable populations with special needs.

Policy 3.1: Coordinate with the San Diego Regional Task Force for the Homeless, and other agencies, for needs assessment and resource allocation.

Policy 3.2: 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 Element

housing linked with case management, employment, health and mental health, substance abuse, etc.).

Policy 3.3: Continue to facilitate the development of housing for persons with disabilities and other special needs through affordable housing development.

Policy 3.4: Monitor policies, standards, and regulations in regards to housing for the homeless on a continual basis through the Homeless Prevention Program.

Policy 3.5: Further educate and expand safe and healthy housing to all vulnerable groups and help foster the City's commitment to environmental justice.

4. 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 4.0: Remove Governmental Constraints on Housing Development.

Policy 4.1: 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 4.2: Review specific project development where additional fees can be waived and/or amended such as ADU's through the ADU Fee Waiver Program.

5. 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 5.0: Promote Fair Housing Practices

Policy 5.1: Provide fair housing services to Vista residents, and assure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 5.2: Implement the action items identified in the Regional Analysis of Impediments to Fair Housing Choice (AI) to further access to fair housing in Vista.

HOUSING PROGRAMS

1. MAINTENANCE AND PRESERVATION OF HOUSING

Program 1: Mobile Home Park Accord

Vista City Council has determined that mobile home parks within the City are an important supply for low and moderate income persons and families along with senior citizens. The City of Vista has established a program of contractual obligations, known as the Mobile Home Park Accord, with owners and privately held mobile home parks within the City to encourage equitable treatment. The City and owners intend that the original Mobile Home Park Accord will continue to govern the original parks and the rights of homeowners in those parks. It is intended that the Mobile Home Park Accord governs the parks and the rights of the homeowners through 2035, at which time staff will re-evaluate the agreement and make any necessary changes.

Funding:	Departmental budget
Responsible Agency:	Community Development/Housing
Objectives and Timing:	<ul style="list-style-type: none"> Continue to monitor compliance with the Mobile Home Park Accord on an ongoing basis; and Re-evaluate the Mobile Home Park Accord in 2035 and make necessary changes to enhance its effectiveness.

Program 2: Sustainable Building Program

The City is committed to ensuring that new development complies with the State Energy Efficiency and Green Building Standards and the City's Climate Action Plan (CAP). The City is currently updating their 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 set forth goals and policies to increase energy efficiency and water conservation within residential developments. As part of the Sustainable Building Program, the City has committed to reducing its GHG emissions 40 percent below year 1990 levels by 2039, and 80 percent below year 1990 levels by 2050. In 2016, the City updated its Development Code to incorporate the 2016 California Green Building standards to implement in new housing developments. The City will continue to expand green building policies in the City through further implementation of its CAP and other state and local policies.

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; • Collaborate with SDG&E to provide and promote energy efficiency and conservation education (i.e. The Roadmap Program), training, rebates, and incentives to Vista residents, businesses, and employees; and • 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 3: 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 2,561 units (515 units for very low income, 321 units for low income, 369 units for moderate income, and 1,356 units for above moderate income).

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 places heavy emphasis on 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 ongoing inventory of multi-family residential and mixed-use sites and provide updated information on sites on the City website on an annual basis; • Maintain an ongoing inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses; • Actively seek funding opportunities on an ongoing basis to prioritize additional public improvements in the DVSP and Townsite Specific Plan areas to facilitate revitalization in these areas; • Promote two development incentives: reduced parking and increased building height allowance to developers active in the region; • Evaluate DVSP policies and standards on an annual basis to assure they are adequately effective to protecting existing residents from displacement; • Annually monitor the consumption of residential acreage to ensure an adequate inventory is available; and • Investigate tracking rents for accessory dwelling units starting in 2022.
---------------------------	---

Program 4: Residential Sites Monitoring Program

In 2017, Senate Bill 166 (SB 166), otherwise known as “no net loss”, was passed to ensure that cities and counties “identify and make available” additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. In conjunction with Program 3 Residential Sites Inventory, the City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City’s available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target.

Should an approval of development result in a shortfall of sites to accommodate the City’s remaining RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

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

Objectives and Timeframe:	<ul style="list-style-type: none"> • Maintain an updated inventory of residential housing developments that have been submitted, approved, and denied; • Change the General Plan and Zoning designations of properties listed in Appendix B to address any shortfall of sites to accommodate the City's remaining RHNA requirements; • The City will actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations and will provide an inventory of available sites and information on sites on the City website in English and Spanish by April 2023. The City has a goal of producing at least 25 units available to lower and moderate-income households on an annual basis; • Monitor sites zoned to accommodate lower income units on an ongoing basis as part of a pre-application meeting, early design review, and/or formal project submittal, to ensure these sites continue to be viable options to accommodate lower income households; • Amend the Zoning Ordinance by April 2024 to allow, by right or via streamlined review process to be shortened by 2 months from status quo, a mix of dwelling types and sizes, specifically missing middle housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings) within lower density city residential designations; • Annually monitor the City's remaining housing capacity to ensure compliance with SB 166 and the City's obligation to affirmatively further fair housing as part of a pre-application meeting, early design review, and/or formal project submittal; and • Continuously work with developers to support subsidized housing development in the northern portion of the city to combat displacement.
---------------------------	---

Program 5: Affordable Housing Development

Consistent with state law (Government Code sections 65915 through 65918), the city continues to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower- and moderate-income households, the city will grant a density bonus over the otherwise allowed maximum density, and up to four regulatory incentives or concessions. The City's density bonus regulations (Municipal Code Chapter 18.90) will be amended to incorporate all recent changes to State density bonus law.

In addition, the City can utilize CDBG and HOME funds to write-down the cost of land for the development of extremely low-, very low-, 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

Housing Element

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). Recently approved affordable housing projects in the City consist of The Grove and Paseo Artist Village. The Grove provides 80 one-bedroom and two-bedroom new apartment homes for seniors age 62 and older. Paseo Artist Village is a mixed-use development that will include 60 income-restricted apartments ranging from one- to three-bedroom options.

The City is committed to maintaining and monitoring housing conditions amongst vulnerable and extremely low-, very low-, and low-income populations. Lower-income communities along with the elderly and persons with disabilities are disproportionately burdened with poorer housing conditions. Vista will continue to seek new funding opportunities as well as new partnerships to greater improve housing conditions. The City will work to identify and partner with advocacy groups such as Habitat for Humanity to expand existing resources and help further improve housing conditions amongst the vulnerable and low-income communities. and the need for rehabilitation assistance increases as the housing stock ages.

Funding:	CDBG and HOME
Responsible Agency:	Community Development/Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> Actively promote affordable housing development in moderate resource areas and areas with multi-family opportunity on an ongoing basis by providing an inventory of available multi-family housing sites on the City's website by December 2022; Continue to utilize funds to expand affordable housing projects that target and address vulnerable and special needs populations with the goal of facilitating the development of 125 lower income units over eight years; By December 2022, modify existing programs to provide City incentives to enhance the production of housing for lower-income households such as expedited permit processing and streamlined entitlement process. Annually seek additional funding sources as they become available and identify new partnerships to greater expand resources in the city The City has a goal of producing at least 25 units available to lower and moderate-income households on an annual basis; Amend Municipal Code Chapter 18.90 to incorporate all recent changes to State density bonus law as part of the General Plan and Zoning Code update project, by April 2023; Actively monitor both the City's and State's development code for any additional updates that will require housing in the City to be altered/changed to comply with the latest updates and amend the development code within one year of the identification of a required

	<p>update;</p> <ul style="list-style-type: none"> Investigate funding opportunities annually to provide rehabilitation services to homeowners and people amongst the vulnerable and low-income communities. Priority will be given to repair and rehabilitate housing identified by the city's Building Division as being substandard or deteriorating, and which houses lower-income, and in some cases, moderate-income households; Encourage innovative housing structures on an ongoing basis, such as new shared and intergenerational housing models to help meet the housing needs of lower-income individuals citywide. This will be accomplished on an on-going basis through the other objectives listed here through use of the city's Housing Trust Fund; Assess and monitor, on an ongoing basis and as data is available, the needs for farmworker housing within the community; and Facilitate and support efforts of private organizations and public agencies on an ongoing basis, to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.
--	---

Program 6: Lot Consolidation

To expand opportunities for additional affordable housing, the city will encourage the consolidation of small parcels in order to facilitate larger-scale developments that are compatible with existing neighborhoods.

Funding:	Departmental Budgets
Responsible Agency:	Community Development/Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> Continue to make available an inventory of vacant and nonvacant properties to interested developers; Identify sites where potential consolidation can happen based on current site usage and ownership; Market infill and redevelopment opportunities throughout Vista, including the DVSP and Townsite Specific Plan, and meet with developers to identify and discuss potential project sites on an on-going basis; and Offer incentives for lot consolidation when minimum standards are met by April 2023. Incentives could include: reduced development fees, increased allowable density, decreased parking ratio requirements, modification to commercial FAR in mixed-use zones, reduced setbacks, and increased lot coverage and height allowance.

3. HOUSING FOR THE VULNERABLE

Program 7: Housing for Special Needs Populations

The Vista Zoning Ordinance is continuously updated to address a wide range of issues and State and Federal law. However, 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 /Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> Continue to monitor policies, standards, and regulations to ensure that they do not unduly impact persons with special needs; Amend Municipal Code Chapter 18.90 to incorporate all changes to State legislation pertaining to special needs populations as part of the General Plan and Zoning Code update project, by April 2023; and Facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development, with the goal of developing 6 special needs units over eight years.

Program 8: Sites Used in Previous Planning Periods Housing Elements

In 2017, AB 879 and AB1397 were passed requiring additional analysis and justification of the sites included in the sites inventory of the city's Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Some sites within this Housing Element were used in previous cycles and this program is included to address the by-right approval requirement. Per AB 1397, the use by right of these sites during the planning period is restricted to developments in which at least 20 percent of the units in the development are affordable to lower income households, provided that these sites have sufficient water, sewer, and other dry utilities available and accessible or that they are included in an existing general plan program or other mandatory program or plan to secure sufficient water, sewer, dry utilities supply to support housing development.

Funding:	Departmental Budget
Responsible Agency:	Community Development/Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> The City shall rezone or amend its Zoning Code by April 2023 to allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed

	housing development consists of at least 20 percent lower income and affordable housing units.
--	--

Program 9: Homelessness Prevention Program

On March 10, 2020, Vista's City Council adopted the Strategic Plan to Address Homelessness, designed to address homelessness through various programs. The City's Homeless Prevention Programs was created as a result of the City's Strategic Plan to Address Homelessness. The Program is for Vista households who are at risk of becoming homeless as defined by HUD, and focuses on self-sufficiency and stabilization. Services include rental assistant, first/last month rent and/or deposit, utility assistance, transportation assistance, and case management. The Strategic Plan identified eight action steps to help prevent homelessness, improve quality of life, and reduce homelessness:

- Implement a Homelessness Prevention Pilot Program;
- Support Home Share Coordination Services;
- Establish a Daytime Downtown Outreach Program;
- Encampment Cleanup;
- Implement a robust Education and Outreach Program;
- Improve governmental and legislative advocacy;
- Secure shelter beds, and;
- Increase full-time social worker with flex funds

Funding:	Affordable Housing Funds (AFH), SB2 Funding
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • 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 with the goal of developing 6 special needs units over eight years; • Participate in the North County Homeless Action Committee, regional or sub-regional summit(s) including decision-makers from north San Diego County jurisdictions, and SANDAG for the purposes of coordinating efforts, reducing the unsheltered population, increasing emergency and permanent housing, and leveraging resources to address homelessness; • Continue to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters, such as the

	North County Regional Winter Shelter Program; <ul style="list-style-type: none"> • Assist (when possible) local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters; • Review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to state law and amend the zoning ordinance and other documents as part of the General Plan and Zoning Code update project, by April 2023; and • Reduce parking requirements for homeless shelters that are able to demonstrate a reduced parking need.
--	---

Program 10: Safe and Healthy Housing Program

The City of Vista is committed to reducing the barriers of housing to vulnerable populations due to environmental hazards. Communities of color and lower-income communities are disproportionately burdened with poor housing conditions due to a variety of environmental threats and hazards. Under California Government Code 65040, environmental justice is designed as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” The City is committed to expanding safe and healthy housing opportunities for people of all groups through the continuous expansion of environmental justice policies, conducting thorough environmental review of all housing developments, and creating partnerships with environmental justice agencies and advocates such as the California Environmental Justice Alliance.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Annually monitor policies, standards, and regulations regarding environmental justice in the city; • Ensure the Zoning Ordinance and other City regulations continue to allow for increased access to healthy food by residents (i.e. locally sourced healthy food retail outlets, farmers markets); • Continue to enforce the Municipal Code by issuing violations that compromise the safety of homes and the health of Vista residents. The City has the goal of assisting, referring, or rehabilitating 5 units on an annual basis; and • Nurture ongoing partnerships that help educate and execute the development of safe and healthy housing communities for all groups of people. Develop an engagement program and provide initial information on safe and sanitary living conditions on the City’s website in English and Spanish by April 2023.

Program 11: Supportive and Transitional Housing Program

In 2018, Assembly Bill 2162 (AB 2162) was passed which requires that supportive housing be a use by right in zones where multi-family and mixed-use are permitted including nonresidential zones permitting multifamily uses. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The City has amended its Zoning Ordinance to reflect AB 2162 and continues to seek new supportive housing opportunities through further analysis of their Residential Sites Inventory. Transitional will also be allowed by right in zones where multi-family and mixed-use are permitted including nonresidential zones permitting multifamily uses. The City of Vista is committed to expanding both supportive and transitional housing opportunities for vulnerable communities that rely on such services and will prioritizing these housing developments near transit centers to provide easier access to City services for supportive and transitional housing residents. Furthermore, the City is committed to fostering relationships with supportive housing advocacy partners such as BRIDGE Housing to further identify potential opportunities for supportive housing in the City.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to monitor policies, standards, and regulations in regards to supportive and transitional housing developments for vulnerable groups in the City; • Nurture ongoing partnerships that help educate and execute the development of supportive and transitional housing; • Amend the zoning ordinance to allow supportive housing in the O-R zone by right, by April 2023; and • Amend the zoning ordinance to allow transitional housing in the M-U zone by right, by April 2023.

Program 12: Alternative Housing

Under this program, the City will continue to support alternative types of housing, such as multifamily units, single-room occupancy units, and managed living units or “micro-units,” to accommodate extremely-low-income households.

Funding:	Departmental Budgets
Responsible Agency:	Community Development/Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to annually monitor underutilized properties and sites that have a potential for alternative housing options and offer the information to interested developers on an on-going basis; • Rezone underutilized commercial, office, and or industrial space, as

	<p>appropriate, to facilitate use for alternative housing types. This will be done with the RHNA updates on or before April 2023 and then annually as opportunities arise;</p> <ul style="list-style-type: none"> • Develop, as part of a zoning ordinance update, measures that encourage affordability by design (e.g., smaller, more efficient and flexibly-design living spaces); • Review and amend zoning by April 2023 and utilize the city's regulatory powers (e.g., land use and fees) to encourage development of alternative housing including care facilities for 7+ individuals in residential zones via a Plot Plan review/approval process that is done at the administrative level per the Zoning Administrator; • Evaluate and implement a development fee structure for these units based on a per square foot basis rather than per unit basis; • Encourage innovative housing structures, such as micro-unit housing and new shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower-income individuals citywide. This will be accomplished on an on-going basis; and • Review and amend the Vista Zoning Ordinance by April 2023 to adjust definitions and allowances of uses for Employee Housing, Residential care facilities, Group Homes and/or Boardinghouses to be consistent with California Law, including but not limited to Health and Safety Code Sections 17021.5 and 17021.6.
--	---

Program 13: Preservation of At-Risk Housing

Under this program, the City will continue to support the preservation of the 36 affordable housing units that could convert to market-rate at some point in the planning period.

Funding:	Departmental Budgets
Responsible Agency:	Community Development/Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> • Monitor the status of the 6 projects at risk of conversion to market rate prior to April 15, 2031 and ensure tenants receive proper notification of any changes and are aware of available special Section 8 vouchers; • Contact nonprofit housing developers annually to solicit interest in acquiring and managing the property in the event this or any similar project becomes at risk of converting to market rate; and • Investigate funding opportunities and submit applications when applicable to support nonprofit housing developers and the preservation of existing at-risk units.

4. REMOVAL OF CONSTRAINTS ON HOUSING DEVELOPMENT

Program 14: ADU Fee Waiver Program

On August 13, 2019, the City of Vista adopted City Council Ordinance No. 2019-11 amending Chapter 18.31 of the City's Municipal Code which provides for certain fees to be waived in the development of Accessory Dwelling Units (ADU's). Certain development impact fees for an ADU will be waived if certain criteria are met:

- The ADU is occupied by an eligible household (see below) during the first ten years following the issuance of the certificate of occupancy for the unit; and
- The owner of the property has executed and recorded a regulatory agreement, in a form approved by the City Attorney, to assure compliance with this paragraph, and such rules as may be necessary so that the unit is eligible to be counted towards the City's Regional Housing Needs Assessment. An eligible household shall consist of either:
 - a lower income household which has a gross income which does not exceed 80 percent of the San Diego County median, adjusted by household size; or
 - a family member or caregiver providing regular care to an owner or occupant of the primary unit in need of that care.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Waive development impact fees for ADU's under certain conditions that must be met and review on an annual basis; and • Support the City's effort for alternative forms of affordable housing with the goal of achieving 400 ADUs over eight years.

Program 15: ADU Monitoring Program

In recent years, multiple bills have added requirements for local governments related to ADU ordinances. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibited fees on units of less than 750 square feet, and

permitted ADUs at existing multi-family developments. Such provisions have not yet been fully amended in the Zoning Ordinance and are necessary to be changed to comply with state law. This program aims to annually monitor provisions made to ADU legislation and amend the City's Zoning Ordinance as necessary to ensure compliance with state law.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Respond in a timely manner to update the Vista Zoning Ordinance/Municipal Code to integrate changes in State housing law; • Annually monitor ADU production and affordability on a bi-annual basis; • Perform a review of ADU trends every two years and commit to adjustments if assumptions are not met. If the City is not meeting ADU goals, consider implementing additional action(s) every six months depending on the severity of the gap. Additional actions could include consideration of public outreach efforts, ADU incentives, and/or rezoning to bridge the gap; and • Procure an outside consultant by 2022 to augment in-house staff processing services. This consultant would assist with the expedited processing of ADU applications.

Program 16: Zoning Ordinance

The Vista Zoning Ordinance is continuously updated to address changes among a range of issues and State/Federal laws. 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.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<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; and • Review parking regulations, and amend if necessary, especially for projects in close vicinity to transit centers so as to help reduce overall project costs. Amend Municipal Code Chapter 18.54 to incorporate any necessary changes to parking regulations as part of the General Plan and Zoning Code update project, by April 2023.

Program 17: 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.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> Annually 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.

Program 18: Expedited Project Review

The City continues to improve the efficiency of the development review process. As a response to a housing shortage in the State of California, Senate Bill 330 (SB 330) was passed to restrict local rules that limit housing production. SB 330 helps strengthen the Permit Streamlining Act, by creating a more efficient two-step application process. The City has already made improvements towards expediting the development process for housing in the City by setting a requirement for applicants to submit an early design review application to be reviewed prior to being formally reviewed by the City's Planning Commission. Additionally, in conformance with Government Code Section 65940.1 (SB 1483), the City has all schedule of fees, application forms, Zoning Ordinance/Municipal Code, and other relevant information publicly accessible on the City's website. The City will continue to find ways to make the development process more efficient to uphold SB 330, by further streamlining the permit process and directly coordinating with developers to ensure a timely application and development process.

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 prioritize processing for affordable housing projects; and Annually assess the efficiency of the City's permit streamlining process and continue to implement best practices with efficient project review procedures.

Program 19: Flexibility in Development Standards

The City, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Development Code to encourage the development of low- and moderate-income housing. The City offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Monitor application of Development Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing; and • Address and remove/mitigate identified constraints pertaining to building height and parking requirements in multifamily zones. As part of the Zoning Code update associated with the General Plan update effort, by April 2023, analyze and consider a sliding scale for parking requirements for residential projects based on unit type as well as consider opportunities for building height maximum that can accommodate three stories housing developments.

5. FAIR HOUSING PRACTICES

Program 20: Legal Aid Society Program

The City of Vista contracts with Legal Aid Society of San Diego, Inc., a non-profit organization to counsel property owners, managers, tenants, and homebuyers on fair housing related issues. Services provided through this partnership include:

- Responds to all complaints regarding violations of the fair housing laws;
- Provides tenant/landlord mediation services;
- Addresses any necessary repair issues;
- 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

Funding:	CDBG funds
Responsible Agency:	Fair housing service provider selected on an annual basis through a Request-for-Proposal process.
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to comply with the fair housing planning requirements of the CDBG; and • Provide fair housing information to the community and one-on-one services (such as mediation) with the goal of assisting 658 Vista residents, landlords, and housing professionals annually.

Program 21: Affirmatively Furthering Fair Housing

To address the requirements of AB 686, the city has worked collaboratively with the San Diego Regional Alliance for Fair Housing to complete the Analysis of Impediments to Fair Housing which identifies regional and local barriers to fair housing around the city, with heavy emphasis on racial and economic disparity and environmental justice. Methodologies were identified to reduce barriers in the City include adjusting zoning amendments to expand affordable and alternative housing opportunities, and increasing accessibility to information.

The 2020-2025 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI) was approved by City Council on June 9, 2020. The City continuously examines housing opportunities available within the City and has undertaken Zoning Ordinance amendments to address the impediments identified in the AI. The City will continue to work collaboratively with the San Diego Regional Alliance for Fair Housing to identify and promote fair housing, education, and advocacy.

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

<p>Objectives and Timeframe:</p>	<ul style="list-style-type: none"> • Continue to effectively address the requirements of AB 686 by coordinating with the Reinvestment Task Force, increase outreach and education through the fair housing service providers, publicize fair housing litigation to encourage reporting, and conduct random testing on a regular basis to identify issues, trends, and problem properties. Utilize feedback gathered during outreach efforts to revise future engagement efforts accordingly; • Annually work with local agencies such as the San Diego Regional Alliance for Fair Housing to help identify and reduce barriers to housing on both a regional and local scale. Develop a barrier reduction plan within one year of when barriers are identified; • Encourage mixed-income developments accessible to lower income residents citywide, especially in high opportunity and resource-rich areas through use of the city's Housing Trust Funds, development of city-owned properties, and use of grant funding for housing. Continue to invest in public facility and infrastructure projects that improve the quality of life for lower income residents, especially in the Townsite Specific Plan, North Santa Fe corridor area, Arcadia/Palomar neighborhoods, and South Gateway Subdistrict in the DVSP. The City will undertake two to three public facility and infrastructure projects during the planning period to encourage development of lower income multi-family developments. Provide an inventory of available multi-family housing sites on the City's website by December 2022 and update on an ongoing basis, as needed; • Reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources through use of the city's Housing Trust Funds, development of city-owned properties, and use of grant funding for housing; • Establish a method of measuring the progress of fair housing practices by December 2022, which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report each April. When challenges are identified, develop a barrier reduction plan within one year of when barriers are identified; • Expand understanding of the current state of fair housing practices and potential areas of discrimination by conducting an in-depth study of fair housing issues around the city; and • The City shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority and two workshops will be conducted annually. Conduct a community study of fair housing issues by April 2023 and utilize this information to inform future engagement efforts.
----------------------------------	---

Program 22: Community Outreach Program

Community outreach is a key component to developing a comprehensive and inclusive housing market in the City. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the City's housing and overall planning process. Strategies to expand accessibility and help further educate community groups include:

- Sharing and distributing public announcements/information through a variety of mediums such as flyers, E-blasts, website updates, new media, and social media;
- Actively monitor existing stakeholders and seek to find additional stakeholders from all sectors of the community to engage in the public participation process;
- Increasing accessibility to public meetings by conducting public meetings at suitable times, having meetings be accessible to persons with disabilities, having meetings be accessible to nearby transit centers, and provide additional resources such as childcare, translation, and food services;
- Ensuring public engagement opportunities are conducted in a variety of languages including Spanish to help reduce language barriers to the Hispanic community in Vista, and;
- Continuing to educate all community groups of the services available when it comes to both rental, homeownership, and rehabilitation/maintenance services.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Increasing accessibility to public meetings for all sectors of the community including minority groups and persons with disabilities by ensuring public meetings are in accessible locations to all persons; • Ensuring public meetings and other planning processes are delivered in ways that all groups of the community can understand such as delivering meeting content in multiple languages; and • Making public announcements and information accessible and visible in a multitude of ways.

Program 23: Equitable Employment Program

The City of Vista is committed to providing and expanding opportunities to people of all income-levels and community groups including employment. Access to housing is highly connected with access to employment as both housing costs and accessibility to employment centers are often large barriers to

Housing Element

housing. The Equitable Employment Program seeks to expand opportunities to people of all sectors of the community to employment opportunities in the City by actively focusing on the following actions:

- Actively target and recruit residents from lower-income neighborhoods and neighborhoods of concentrate poverty to serve or participate in positions such as boards, committees, and other local/governmental positions;
- Develop and establish specific hiring practices that emphasize the recruitment of diverse and multi-lingual employees in the community;
- Continue to seek funding for support strategies including employment strategies that facilitate leadership development and professional growth, and;
- Expand public outreach (partnering with Program 18) to educate people in all neighborhoods about potential employment opportunities, resources to help with resumes and interviews, and additional resources to help access the closest employment centers to housing.

Funding:	Departmental budget
Responsible Agency:	Economic Development Department
Objectives and Timeframe:	<ul style="list-style-type: none"> • Increase recruitment to lower-income communities and people with disabilities by 10 percent and help connect these groups to employment opportunities in the City; • By 2022, develop and expand on hiring processes and make the hiring process more proactive in disadvantaged communities by contacting local organizations and community groups such as Poder Popular; • Continue to expand public outreach on potential employment opportunities and additional employment resources in English and Spanish; and • Coordinate with the Economic Development Department at least annually to discuss program progress and to implement changes, as needed, based on feedback received from community groups and residents.

Program 24: Community Placemaking Pilot Program

The City of Vista actively seeks to identify new opportunities to bridge the gap between all neighborhoods despite differences in income-levels and demographics. The City seeks to create a unified community while also celebrating the different cultural makeup of each individual neighborhood. The Community Placemaking Pilot Program seeks to connect people and neighborhoods by implementing small-scale placemaking projects/events that people from all community groups can be a part of. Placemaking strategies include but are not limited to:

- Increase signage and wayfinding between neighborhoods;

Housing Element

- Implement “popup parks”/sidewalk cafes in community neighborhoods;
- Create a community murals programs to help beautify community neighborhoods and connect local artists of all backgrounds;
- Increase seating, such as picnic tables with chess/checker boards;
- Create a designated city community garden for all members of the community to visit and volunteer;
- Coordinate neighborhood walks/races, and;
- Increase overall community outreach (partnering with Program 18) to help spread the word on new community attractions in various neighborhoods and educate community groups on new community activities

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continuously connect neighborhoods of all income levels and demographic makeup in English and Spanish through community-wide activities that all persons including persons with disabilities can participate in (i.e., Strawberry Festival, Christmas Parade, community meetings, city-wide events); and • Expand public outreach through social media (i.e., Next Door, Facebook, Twitter, City website) to target all neighborhoods and educate people from all types of community groups on new and upcoming neighborhood projects and activities. The City will reach out to a minimum of two community groups on an annual basis to provide information on planned or current development projects throughout the community. Utilize feedback gathered during outreach efforts to revise future engagement efforts accordingly. Provide information on the City’s website in English and Spanish by July 2023.

Program 25: Fair Housing Services

With assistance from the city’s fair housing provider, the city will continue to offer fair housing services to its residents and property owners. Additionally, AB 686 (2017) requires each city to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Vista will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities.

Funding:	CDBG, Section 8 Rental Assistance, Housing Trust Fund
Responsible Agency:	Community Development Department/Planning

<p>Objectives and Timeframe:</p>	<ul style="list-style-type: none"> • Allocate annual funding for fair housing services through the Action Plan process for the use of CDBG funds; • Participate in regional efforts to mitigate impediments to fair housing choice; • Develop educational materials relative to fair housing requirements, regulations, and services by July 2023 and distribute to property owners, apartment managers, and tenants on an annual basis. Revise materials annually, as needed, to provide the most up to date information; • Make one public announcement annually, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities; • Conduct one workshop and training on available fair housing services with different community-based organizations on at least an annual basis, prioritizing events with organizations in low resource areas. Events to be held in English and Spanish at City facilities such as the Vista Community Room and the Vista Public Library; • Host diversity awareness events at a variety of locations throughout the city, including the Vista library, Townsite Specific Plan community center, and/or at the Morris B Vance Community Room, and engage neighborhood and community advocacy groups such as Poder Popular, the Vista Community Clinic, and 2-1-1 San Diego, on an annual basis to educate Vista residents on the importance of diversity within the community. Utilize feedback gathered at these events to tailor the location and structure of future events to reach all Vista residents; • Outreach targeted neighborhood and community advocacy groups annually to provide information related to home financing opportunities; • Continuously monitor and respond to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution). Review reports on an annual basis to target future outreach and education efforts in areas where a concentration of complaints are present; • Conduct fair housing testing at random sites to measure compliance and remove any such impediments through fair housing law enforcement; • Continue working collaboratively with San Diego Regional Alliance for Fair Housing to identify (SD RAFFH) to promote fair housing, education, and advocacy. The SD RAFFH also oversees the regional preparation of the Analysis of Impediments; • Take affirmative actions to further fair housing choice in the city, and implement the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and / or remove fair housing impediments; and • Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing
--------------------------------------	--

	trust funds) and market opportunities in all parts of the community.
--	--

Program 26: Segregation in Housing Implementation

Despite the repeal of explicitly racist and discriminatory housing laws, there remains a lasting legacy of segregation and resources disparities. Housing choice is often limited for persons of protected classes, including communities of color, to segregated concentrated areas of poverty. Programs under this goal are designed to affirmatively reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Monitor application of Development Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing; • Continue to use the Action Plan process to proactively reduce segregation and promote an equitable distribution of all housing types in the City; • As part of the Housing Element Annual Report, describe how programs have assisted in the desegregation of housing to serve the entire population; • Target housing creation or mixed income strategies (i.e. funding, incentives, policies and programs, density bonuses, land banks, and Housing Trust Funds) and market opportunities in all parts of the community with the goal of reaching out to 5 percent of households earning less than 80 percent of the AMI, which equates to approximately 850 households; • By December 2023, develop a plan for the implementation of Circulation Element policies regarding Safe Routes to School and enhancement of facilities for pedestrians and bicyclists, giving priority to implementation in areas with a concentration of lower-income households; • By April 2024, implement a placemaking program for the DVSP area that includes activities such as: <ul style="list-style-type: none"> • Implement best practices in design and architecture to ensure building types promote cohesion across neighborhoods • Evaluate DVSP policies and standards on an annual basis to assure they are adequately effective to protecting existing residents from displacement.

Program 27: Fair Housing Program

Appendix C summarizes the fair housing issues and concerns in Vista based on findings of the 2020 Regional Analysis of Impediments to Fair Housing and additional research conducted as part of this Housing Element update. Table 48 presents a summary of the issues, contributing factors, and the City's actions in addressing these issues.

Funding:	CDBG funds
Responsible Agency:	Community Development Department/Planning, County Housing and Community Development, Legal Aid San Diego
Objectives and Timeframe:	<ul style="list-style-type: none"> Continuously assist residents with fair housing issues and concerns over eight years.

Table 48: Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Enhancing housing mobility strategies	<ul style="list-style-type: none"> People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and ineffective means to reach the community at large Lack of language access Insufficient local public fair housing enforcement and testing 	<ul style="list-style-type: none"> Continue to invest in Fair Housing resources through a contract with the Legal Aid Society of San Diego with a goal to support 30 residents on an annual basis who are in need of Fair Housing resources, mitigation or legal advice. LASSD provides free workshops to residents and landlords with the intention of encouraging fair housing practices and educate the public on fair housing; Work with the County HCDS and LASSD to conduct random testing at least once every four years in Vista. Specifically, with the release of the 2020 Census, determine the appropriate bases be tested in the region and in the City. This data will be used to conduct a mid-cycle analysis of housing discrimination in Vista. Results will be used to influence changes to programs and policies as necessary, with any changes made within one year of the receipt of testing results; Annually conduct one workshop with targeted populations to allow for meaningful discussions and dissemination of useful information. Education and outreach activities to be conducted as a multi-media campaign, including social media such as

Housing Element

		<p>Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by staff and results will be used to influence changes to programs and policies as necessary, with any changes made within one year of the identification of barriers to fair housing;</p> <ul style="list-style-type: none"> • Annually coordinate with neighborhood and community advocacy groups such as Poder Popular, the Vista Community Clinic, and 2-1-1 San Diego when conducting fair housing outreach and education activities at the Vista library and/or at the Morris B Vance Community Room in an effort to provide resources, remove barriers, and enhance access in opportunity areas; • Develop accessibility programs by 2023 to focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses. Annually work with the Housing Authority of the County of San Diego to conduct landlord outreach to expand the location of participating voucher properties so voucher use would not be concentrated in southern part of the City; • Continuously encourage regional cooperation and administration of vouchers through portability and shared waiting lists; • Conduct affirmative marketing on a bi-annual basis to promote equal access to government-assisted housing and promote housing outside the immediate neighborhood to increase awareness and the diversity of individuals in a neighborhood and remove barriers to housing in areas of opportunity; • Continuously develop multi-family housing opportunities with the goal of working with five developers per year to provide opportunities for higher density projects near major transit corridors.
--	--	--

Housing Element

<p>Encouraging development of new affordable housing in Areas of High Opportunity</p>	<ul style="list-style-type: none"> • Lack of private investments in specific neighborhoods • Lending Discrimination • Location and type of affordable housing 	<ul style="list-style-type: none"> • Diversify and expand the housing stock to accommodate the varied housing needs of different groups within moderate resource areas in the southern portion of the City. This action is also described in Program 5 - Affordable Housing Development; • Continuously promote equal access to information for all residents and make information readily accessible (place in the Townsite Specific Plan community center, Vista library, and Morris B Vance Community Room) where info can be accessible; • By 2023, make available in English and Spanish information about first-time homebuyer program administered by the County; • By 2023, utilize zoning, include permit streamlining efforts, fees, incentives and other approaches to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing) in high opportunity areas; • Target housing creation or mixed income strategies to encourage development of new affordable housing in high opportunity areas (e.g., via funding, incentives, policies and programs, density bonuses, housing trust funds). The City has a goal of annually producing 25 units affordable to lower income households.
<p>Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing</p>	<ul style="list-style-type: none"> • Shortage of subsidized housing units • Cost of repairs or rehabilitation • Dominance of single-family housing, which is typically more expensive than multi-family • Large farmworker population • High levels of overcrowding • Limiting local land use policies 	<ul style="list-style-type: none"> • Continue to invest in public facility and infrastructure projects that improve the quality of life for residents, especially in the Townsite Specific Plan, North Santa Fe corridor area, Arcadia/Palomar neighborhoods, and South Gateway Subdistrict in the DVSP. Actively seek additional sources of funding on an annual basis; • Promote the use of density bonuses to increase provision of affordable housing in moderate resource areas in the southern

Housing Element

		<p>portion of the City. A minimum of 25 units to be targeted under this objective;</p> <ul style="list-style-type: none"> • Provide rehabilitation financing assistance, specifically in the Townsite Specific Plan, North Santa Fe corridor area, Arcadia/Palomar neighborhoods, and South Gateway Subdistrict in the DVSP. Provide information on available programs on the City's website by December 2022; • Increase public outreach and encourage residents to learn about available programs, such as the Down Payment Assistance program; • Connect lower-income residents in low resource areas with affordable homeownership and rental opportunities; • Promote development of affordable housing in moderate resource areas in the southern portion of the City. Vista is encouraging small scale affordable housing through the ADU Fee Waiver Program. This program encourages residents to develop ADUs to rent to low-income residents and restricts rents on the property with a 10-year Affordable Covenant Agreement; • Promote development of affordable housing across the city (mixed-use and infill) and near services (transit corridors); • Target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure; • In 2022, ensure compliance with state law to facilitate affordable housing (ADUs), and Housing for Homeless and Special Needs; • Prioritized capital improvement programs; • Increase accessibility to community meetings by offering meetings on different days/times and conducting meetings in different languages; • Conduct an annual review and amend land
--	--	---

Housing Element

		<p>use regulations, development standards, permitting procedures, and fees, as needed, and where feasible, to remove impediments to, and reduce the cost of, affordable residential development;</p> <ul style="list-style-type: none"> • Assess and monitor, on an ongoing basis and as data is available, the needs for farmworker housing within the community; and • Facilitate and support efforts of private organizations and public agencies on an ongoing basis, to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.
Protecting existing residents from displacement	<ul style="list-style-type: none"> • Unaffordable rents and sales prices in a range of sizes • Displacement of residents due to economic pressure such as unaffordable rents, concentration of poverty, and availability of affordable housing • Vista has a significant Hispanic concentration (greater than 50 percent) located in the northern portion of Vista (north of SR-78) • Discriminatory lending practices 	<ul style="list-style-type: none"> • Target resources to displacement risk areas (northeastern and southern areas) and consider the community needs in outreach activities (language, meeting days/times, advertisement). Develop a program to continually engage these communities by April 2023; • By 2022, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities; • Continuously work with developers with the goal of working with five developers per year to support subsidized housing development in the northern portion of the City to combat displacement; • Develop by 2022, affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-Income Community to protect residents from displacement; • Promote development of affordable housing in areas of low displacement risk; • Continue to implement adopted Ordinance 2015-5 which promotes and ensures opportunities for local buying of goods and services from local businesses, and continue to promote the Shop Vista program which targets all businesses throughout Vista;

Housing Element

		<ul style="list-style-type: none"> Increased visibility of the jurisdiction's small business assistance programs, such as façade improvement program that offers funding to businesses for physical enhancements to their exterior elevations, signage and overall aesthetic appearance with the goal of reaching out to at least two to three businesses on an annual basis.
--	--	--

Quantified Objectives

The City has proposed its objectives for the 2021-2029 Housing Element period based on financial resources, past experience, and staff capacity. The following Table 49 summarizes the City's quantified objectives for the 2021-2029 period by income group.

Table 49: Quantified Objectives (2021-2029)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed						
Financial Assistance for Affordable Housing Development	20	30	75 ¹	N/A	N/A	125
ADU Development	0	0	0	0	400	400
Units to be Rehabilitated						
Housing Rehab Loan	0	0	0	0	0	0
Households to be Assisted						
Legal Aid Society	200	220	238	0	0	658
Total	220	250	313	0	400	1,263

Source: City of Vista

¹6 of these units to be allocated for special needs individuals/families

Appendix A

APPENDIX A-1 Online Survey Results

Survey Name: Housing Survey - Planning English REVISED

Response Status: Partial & Completed

Filter: None

Oct 20, 2020 7:32:31 AM

1. Do you rent, own a home, or own rental property within the City?

	Number of Response(s)	Response Ratio
I rent within the city.	29	35.8%
I am a homeowner within the city.	47	58.0%
I own rental property within the city.	1	1.2%
Other (live with friends, family, do not own or pay rent).	3	3.7%
If none apply, specify your interest below (i.e., land owner, developer, etc).	1	1.2%
Other	2	2.4%
Total	81	100%

2. How long have you lived in the City of Vista?

	Number of Response(s)	Response Ratio
0 - 5 years.	12	14.8%
5 - 10 years.	18	22.2%
More than 10 years.	51	62.9%
No Responses	0	0.0%
Total	81	100%

3. Please select all that apply to you.

	Number of Response(s)	Response Ratio
I am a senior (65 years or over).	12	14.8%
I live in a household of more than 5 people.	9	11.1%
I am disabled.	4	4.9%
None apply to me.	57	70.3%

Total	81	100%
--------------	----	------

4. What is your age group?

	Number of Response(s)	Response Ratio
Under 18.	0	0.0%
18 - 29.	6	7.4%
30 - 49.	40	49.3%
50 - 64.	23	28.3%
65 and over.	12	14.8%
No Responses	0	0.0%
Total	81	100%

5. Which best describes your current living situation?

	Number of Response(s)	Response Ratio
I live in an apartment.	15	18.5%
I live in a condominium.	1	1.2%
I live in a single family home.	57	70.3%
I live in a townhome	3	3.7%
I live in a duplex / triplex / fourplex.	1	1.2%
I live in senior citizen housing.	0	0.0%
I live in a affordable housing development.	0	0.0%
I live in a mobile home.	0	0.0%
I live in a accessory dwelling unit (ADU or "Granny Flat").	2	2.4%
Other	2	2.4%
No Responses	0	0.0%
Total	81	100%

6. Which best describes your household composition?

	Number of Response(s)	Response Ratio
Single, living alone.	9	11.1%
Couple living together, with or without children.	57	70.3%

Family sharing housing with another family.	4	4.9%
Multiple generations living together (adult children, parents, grandparents,	11	13.5%
No Responses	0	0.0%
Total	81	100%

7. If you own a house, how much do you spend annually on home repair or improvements?

	Number of Response(s)	Response Ratio
Under \$1000.	8	9.8%
\$1,000 to \$5,000.	24	29.6%
\$5,001 to \$10,000.	14	17.2%
Over \$10,000.	9	11.1%
No Responses	26	32.0%
Total	81	100%

8. What major repairs or improvements are you planning over the next 5 years? Check all that apply.

	Number of Response(s)	Response Ratio
Roof Replacement.	16	28.0%
Water Heater or Furnace Replacement	11	19.2%
Interior Remodel (e.g. kitchen or bathroom).	28	49.1%
Exterior Remodel (e.g. siding or windows).	16	28.0%
Install Solar Panels.	12	21.0%
Home Addition.	6	10.5%
None of the above.	15	26.3%
Total	57	100%

9. Have you attempted to obtain a home equity loan to pay for housing repairs within the last three years?

	Number of Response(s)	Response Ratio
Yes, and I was successful in obtaining the loan.	14	17.2%
Yes, however I was not successful in obtaining the loan.	2	2.4%
No, I have not applied for a home equity loan.	42	51.8%
No Responses	23	28.3%

Total	81	100%
--------------	----	------

10. If you are a renter, how much per month do you spend on rent?

	Number of Response(s)	Response Ratio
Less than \$1,000.	1	1.2%
\$1,001 to \$2,000.	21	25.9%
\$2,001 to \$3,000	9	11.1%
More than \$3,000	0	0.0%
No Responses	50	61.7%
Total	81	100%

11. How well is your apartment maintained?

	Number of Response(s)	Response Ratio
Very well. Any maintenance is addressed quickly.	5	6.1%
Well maintained. Property maintenance and repairs are addressed.	13	16.0%
Not very well maintained. Property maintenance and repairs are sometimes	9	11.1%
Poorly maintained. Property maintenance and repair work is rarely completed.	3	3.7%
No Responses	51	62.9%
Total	81	100%

12. What type of rental properties do you own? Check all that apply.

	Number of Response(s)	Response Ratio
Single-family unit(s).	5	62.5%
Accessory dwelling unit.	0	0.0%
Duplex, Triplex or Fourplex units.	0	0.0%
Apartment complex with 5 to 10 units.	0	0.0%
Apartment complex with more than 10 units	2	25.0%
Mobile homes unit(s).	0	0.0%
Other (please specify below).	0	0.0%
Other	1	12.5%
Total	8	100%

13. On average, how much do you spend annually on property maintenance, repair, or improvements per unit?

	Number of Response(s)	Response Ratio
Under \$1,000.	4	4.9%
\$1,001 to \$5,000.	3	3.7%
\$5,001 to \$10,000.	1	1.2%
Over \$10,000.	0	0.0%
No Responses	73	90.1%
Total	81	100%

14. What types of programs or activities do you believe the City should concentrate on over the next eight years? Please select no more than three.

	Number of Response(s)	Response Ratio
Promote fair housing services to address fraud, displacement or	33	41.2%
Assist residents with housing costs.	27	33.7%
Encourage housing near transit stations or other convenient transit stops.	17	21.2%
Allow for greater density at existing housing developments.	6	7.5%
Encourage innovative design with emphasis on community and amenities.	31	38.7%
Help prospective residents find available housing.	17	21.2%
Promote mixed-use development with both commercial and residential	15	18.7%
Focus on transitional, supportive, or other emergency housing types.	17	21.2%
Focus efforts on rehabilitation of existing housing.	32	40.0%
Provide incentives for developments that include low-income or affordable	33	41.2%
Streamline permit processes.	16	20.0%
Other	11	13.7%
Total	80	100%

15. It is difficult to find affordable rental housing in Vista.

	Number of Response(s)	Response Ratio
Strongly agree.	48	59.2%
Somewhat agree.	15	18.5%
Disagree.	4	4.9%

Don't know.	13	16.0%
No Responses	1	1.2%
Total	81	100%

16. It is difficult to find available rental housing in Vista.

	Number of Response(s)	Response Ratio
Strongly agree.	26	32.0%
Somewhat agree.	20	24.6%
Disagree.	12	14.8%
Don't know.	22	27.1%
No Responses	1	1.2%
Total	81	100%

17. It is difficult to find available homes for purchase in Vista.

	Number of Response(s)	Response Ratio
Strongly agree.	18	22.2%
Somewhat agree.	26	32.0%
Disagree.	16	19.7%
Don't know.	20	24.6%
No Responses	1	1.2%
Total	81	100%

18. The condition of neighborhoods (streetlights, sidewalks, parks, etc.) is the foremost challenge facing the community.

	Number of Response(s)	Response Ratio
Strongly agree.	33	40.7%
Somewhat agree.	34	41.9%
Disagree.	13	16.0%
No Responses	1	1.2%
Total	81	100%

19. The condition of existing housing and property maintenance is the foremost challenge facing the community.

	Number of Response(s)	Response Ratio
Strongly agree.	26	32.0%
Somewhat agree.	40	49.3%
Disagree.	14	17.2%
No Responses	1	1.2%
Total	81	100%

20. Please rank the following groups by order of their need for housing and related services in the community.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Greatest Need	Moderate Need.	Need.
Seniors.	26 33%	23 29%	21 27%
Large families.	16 20%	25 32%	21 27%
Persons with disabilities.	19 24%	30 38%	19 24%
Young adults.	22 28%	29 37%	16 20%
Persons experiencing homelessness.	52 66%	10 13%	9 11%

21. Single-family homes.

	Number of Response(s)	Response Ratio
Adequate Supply.	27	33.3%
Not Adequate Supply.	37	45.6%
Don't know.	17	20.9%
No Responses	0	0.0%
Total	81	100%

22. Condominiums or townhomes.

	Number of Response(s)	Response Ratio
Adequate Supply.	35	43.2%
Not Adequate Supply.	27	33.3%
Don't know.	19	23.4%
No Responses	0	0.0%
Total	81	100%

23. Duplex, Triplex or Fourplex units.

	Number of Response(s)	Response Ratio
Adequate Supply.	22	27.1%
Not Adequate Supply.	28	34.5%
Don't know.	31	38.2%
No Responses	0	0.0%
Total	81	100%

24. Transitional or Supportive housing.

	Number of Response(s)	Response Ratio
Adequate Supply.	17	20.9%
Not Adequate Supply.	40	49.3%
Don't know.	24	29.6%
No Responses	0	0.0%
Total	81	100%

25. Senior or affordable housing.

	Number of Response(s)	Response Ratio
Adequate Supply.	17	20.9%
Not Adequate Supply.	42	51.8%
Don't know.	22	27.1%
No Responses	0	0.0%
Total	81	100%

26. Accessory Dwelling Units (ADU or "Granny Flats").

	Number of Response(s)	Response Ratio
Adequate Supply.	6	7.4%
Not Adequate Supply.	47	58.0%
Don't know.	28	34.5%
No Responses	0	0.0%
Total	81	100%

27. Emergency Shelter.

	Number of Response(s)	Response Ratio
Adequate Supply.	8	9.8%
Not Adequate Supply.	40	49.3%
Don't know.	33	40.7%
No Responses	0	0.0%
Total	81	100%

28. Are there other housing options the City of Vista should consider?

36 Response(s)

29. If you would like to be more involved with the Housing Element update, please provide us your contact information.

First Name	24
Last Name	24
Email Address	25
City	24
State/Province (US/Canada)	24

30. Please rank the ideas below based on what you think are the best locations in Vista overall for new should be located:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Most		
	1	2	3
On lots that are underutilized (i.e. older buildings that have potential).	28 36%	17 22%	20 26%
In areas that are already developed but could be made denser by increasing the number of	4 5%	7 9%	10 13%
On existing single-family properties as accessory dwelling units ("Granny Flats").	7 9%	9 12%	21 27%
On vacant land that is zoned for housing development, but not yet developed.	21 27%	21 27%	9 12%
Near commercial locations, creating "live-work" neighborhoods.	17 22%	23 30%	17 22%

31. There are a number of tradeoffs associated with different approaches to providing more housing in rank the statements below with #1 being your top priority.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Number One Priority		
	1	2	3
New housing should be spread evenly across all parts of the city.	11 14%	14 18%	7 9%
New housing should be located where it will have the least traffic impact in Vista.	26 34%	13 17%	16 21%
New housing should be located where it will have the least impact on the environment	15 20%	14 18%	15 20%
New housing should be located in areas that are already developed.	1 1%	8 11%	13 17%
New housing should blend in with the character of surrounding neighborhoods.	8 11%	9 12%	17 22%
New housing should be concentrated in smart growth areas (areas where transit, shops, and	15 20%	18 24%	8 11%

32. Next, please rank the following programs and strategies that could address the city's future housing needs: Please numerically rank the statements below with #1 being your top priority.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Number One Priority		
	1	2	3
Financial assistance programs for people who cannot afford housing, such as subsidized rent	34 44%	32 41%	12 15%
Programs that help people experiencing homelessness locate permanent housing.	28 36%	28 36%	22 28%
Incentives for developers to build more affordable housing.	16 21%	18 23%	44 56%

APPENDIX A-1 Online Survey Results (Spanish)

Survey Name: Housing Survey - Planning Spanish

Response Status: Partial & Completed

Filter: None

Oct 20, 2020 7:34:09 AM

1. Seleccione si alquila, es propietario de casa, o es propietario de casa que alquila dentro de la ciudad:

	Number of Response(s)	Response Ratio
Alquilo dentro de la ciudad.	3	75.0%
Soy propietario de una casa dentro de la ciudad.	0	0.0%
Soy propietario de una propiedad de alquiler dentro de la ciudad.	0	0.0%
Otro (Vivo con amigos, familia, no soy propietario o pago el alquiler)	0	0.0%
Si no se aplica ninguna, seleccione "Otro" y especifique su interés (por	1	25.0%
Other	1	25.0%
Total	4	100%

2. ¿Cuánto tiempo ha vivido en la ciudad de Vista?

	Number of Response(s)	Response Ratio
De 0 a 5 años.	1	25.0%
De 5 a 10 años.	0	0.0%
Más de 10 años.	3	75.0%
No Responses	0	0.0%
Total	4	100%

3. Por favor, seleccione todo lo que se aplica a usted:

	Number of Response(s)	Response Ratio
Soy una persona de la tercera edad (65 años o más).	0	0.0%
Vivo en un hogar de más de 5 personas.	1	25.0%
Estoy discapacitado.	0	0.0%
Ninguno se aplica a mí.	3	75.0%

Total	4	100%
--------------	---	------

4. ¿Cuál es su grupo de edad?

	Number of Response(s)	Response Ratio
Menor de 18 años	0	0.0%
18 a 29	1	25.0%
30 a 49	3	75.0%
50 a 64	0	0.0%
65 años o más	0	0.0%
No Responses	0	0.0%
Total	4	100%

5. ¿Cuál describe mejor su situación actual de vivienda?

	Number of Response(s)	Response Ratio
Apartamento	2	50.0%
Condominio	0	0.0%
Casa	1	25.0%
Townhome	0	0.0%
Dúplex / Triplex / Fourplex	1	25.0%
vivienda para personas de tercera edad	0	0.0%
vivienda asequible	0	0.0%
casa rodante	0	0.0%
segunda unidad	0	0.0%
Other	0	0.0%
No Responses	0	0.0%
Total	4	100%

6. ¿Cuál describe mejor la composición de su hogar?

	Number of Response(s)	Response Ratio
Soltero/(a), viviendo solo/(a)	1	25.0%
Soltero/(a), viviendo con compañeros de cuarto	0	0.0%

Pareja viviendoe juntos, con o sin hijos	3	75.0%
Familia compartiendo vivienda con otra familia	0	0.0%
Múltiples generaciones viviendo juntas (hijos adultos, padres, abuelos, etc.)	0	0.0%
No Responses	0	0.0%
Total	4	100%

7. Si usted es dueño de una casa, ¿cuánto gasta anualmente en reparacióno mejoras en el hogar?

	Number of Response(s)	Response Ratio
Menos de \$1,000	1	25.0%
\$1,000 a \$5,000	0	0.0%
\$5,001 a \$10,000	0	0.0%
Más de \$10,000	0	0.0%
No Responses	3	75.0%
Total	4	100%

8. ¿Qué reparaciones o mejoras importantes está planeando en los próximos 5 años? Indique todas las opciones que correspondan.

	Number of Response(s)	Response Ratio
Reemplazo de techo	0	0.0%
Calentador de agua o reemplazo de calentador	0	0.0%
Remodelación interior (por ejemplo, cocina o baño)	0	0.0%
Remodelación exterior (por ejemplo, revestimiento o ventanas)	0	0.0%
Instalar paneles solares	0	0.0%
adición a la casa	0	0.0%
Ninguno de los anteriores	0	0.0%
Total	0	0%

9. ¿Ha intentado obtener un préstamo con garantía hipotecaria para pagar reparaciones de vivienda en los últimos tres años?

	Number of Response(s)	Response Ratio
Sí, y tuve éxito en la obtención del préstamo.	0	0.0%
Sí, sin embargo, no tuve éxito en la obtención del préstamo.	0	0.0%
No he solicitado un préstamo con garantía hipotecaria	0	0.0%

No Responses	4	100.0%
Total	4	100%

10. Si alquila, ¿cuánto paga de renta por mes?

	Number of Response(s)	Response Ratio
Menos de \$1,000	0	0.0%
\$1,001 a \$2,000	3	75.0%
\$2,001 a \$3,000	1	25.0%
Más de \$3,000	0	0.0%
No Responses	0	0.0%
Total	4	100%

11. Si alquila, ¿que tan bien se mantiene su unidad de alquiler?

	Number of Response(s)	Response Ratio
Muy bien. Cualquier mantenimiento se hace rápidamente.	0	0.0%
Bien mantenido. Mantenimiento de la propiedad y reparaciones se hacen	1	25.0%
No muy bien mantenido. El mantenimiento de la propiedad y las	2	50.0%
Mal mantenido. El mantenimiento y la reparación de la propiedad rara vez	1	25.0%
No Responses	0	0.0%
Total	4	100%

12. ¿Qué tipo de propiedades de alquiler posee? Indique todas las opciones que correspondan.

	Number of Response(s)	Response Ratio
Unidad(es) unifamiliar(es)	0	0.0%
Segunda Unidad de vivienda	0	0.0%
Dúplex, Triplex o Fourplex unidades	0	0.0%
Complejo de apartamentos de 5 a 10 unidades	0	0.0%
Complejo de apartamentos con más de 10 unidades	0	0.0%
Casa Rodante	0	0.0%
Especifique otro	0	0.0%
Other	1	100.0%

Total	1	100%
--------------	---	------

13. En promedio, ¿cuánto gasta anualmente en mantenimiento de la propiedad, reparaciones o mejoras por unidad?

	Number of Response(s)	Response Ratio
Menos de \$1,000	2	50.0%
\$1,001 a \$5,000	0	0.0%
\$5,001 a \$10,000	0	0.0%
Más de \$10,000	0	0.0%
No Responses	2	50.0%
Total	4	100%

14. ¿En qué tipos de programas o actividades cree que la ciudad debería concentrarse en los próximos ocho años? Clasifique las tres (3) principales recomendaciones mas importantes.

	Number of Response(s)	Response Ratio
Promover servicios de vivienda justa para hacer frente al fraude, el	3	75.0%
Ayudar a los residentes con el costo de vivienda.	1	25.0%
Fomente la vivienda cerca de estaciones de tránsito u otras paradas de	1	25.0%
Permitir una mayor densidad en los desarrollos de viviendas existentes.	0	0.0%
Alentar el diseño inovador con énfasis en la comunidad y las comodidades.	0	0.0%
Ayude a los posibles residentes a encontrar vivienda disponible.	1	25.0%
Promover el desarrollo de uso mixto con componentes comerciales y	1	25.0%
Concéntrese en tipos de vivienda de transición, de apoyo u otros tipos de	1	25.0%
Promover el desarrollo de uso mixto con componentes comerciales y	0	0.0%
Concéntrese en tipos de vivienda de transición, de apoyo u otros tipos de	0	0.0%
Centrar los esfuerzos en la rehabilitación de vivienda existente.	1	25.0%
Proporcionar incentivos para desarrollos que incluyan unidades de bajos	1	25.0%
Optimice los procesos de permisos.	1	25.0%
Other	1	25.0%
Total	4	100%

15. Es difícil encontrar viviendas de alquiler asequibles en Vista

	Number of Response(s)	Response Ratio
--	----------------------------------	---------------------------

Firmemente de acuerdo	4	100.0%
algo de acuerdo	0	0.0%
en desacuerdo	0	0.0%
No Sé	0	0.0%
No Responses	0	0.0%
Total	4	100%

16. Es difícil encontrar vivienda de alquiler disponible en Vista.

	Number of Response(s)	Response Ratio
Firmemente de acuerdo	2	50.0%
algo de acuerdo	1	25.0%
en desacuerdo	1	25.0%
No Sé	0	0.0%
No Responses	0	0.0%
Total	4	100%

17. Es difícil encontrar casas disponibles para comprar en Vista.

	Number of Response(s)	Response Ratio
Firmemente de acuerdo	2	50.0%
algo de acuerdo	1	25.0%
en desacuerdo	0	0.0%
No Sé	1	25.0%
No Responses	0	0.0%
Total	4	100%

18. El estado de los vecindarios (luces de calle, aceras, parques, etc.) es el principal reto al que se enfrenta la comunidad.

	Number of Response(s)	Response Ratio
Firmemente de acuerdo	2	50.0%
algo de acuerdo	2	50.0%
en desacuerdo	0	0.0%
No Sé	0	0.0%

No Responses	0	0.0%
Total	4	100%

19. La condición de la vivienda existente y el mantenimiento de la propiedad es el reto más importante que enfrenta la comunidad.

	Number of Response(s)	Response Ratio
Firmemente de acuerdo	3	75.0%
algo de acuerdo	1	25.0%
en desacuerdo	0	0.0%
No Sé	0	0.0%
No Responses	0	0.0%
Total	4	100%

20. Califíque los siguientes grupos por orden de su necesidad de vivienda y servicios relacionados e

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Mayor necesidad	Necesidad moderada	Necesita
Personas mayores	2 50%	1 25%	1 25%
Familias grandes (cinco o más miembros)	2 50%	1 25%	0 0%
Personas con Discapacidad	2 50%	1 25%	0 0%
Jóvenes Adultos	1 25%	1 25%	2 50%
Personas sin hogar	2 50%	0 0%	0 0%

21. Viviendas unifamiliares

	Number of Response(s)	Response Ratio
Suministro adecuado	1	25.0%
no adecuado	2	50.0%
No Sé	1	25.0%
No Responses	0	0.0%

Total	4	100%
--------------	---	------

22. Condominios o casas adosadas

	Number of Response(s)	Response Ratio
Suministro adecuado	1	25.0%
no adecuado	3	75.0%
No Sé	0	0.0%
No Responses	0	0.0%
Total	4	100%

23. Unidades Dúplex, Triplex o Fourplex

	Number of Response(s)	Response Ratio
Suministro adecuado	0	0.0%
no adecuado	2	50.0%
No Sé	2	50.0%
No Responses	0	0.0%
Total	4	100%

24. Vivienda de transición o de apoyo

	Number of Response(s)	Response Ratio
Suministro adecuado	1	25.0%
no adecuado	3	75.0%
No Sé	0	0.0%
No Responses	0	0.0%
Total	4	100%

25. Vivienda para personas mayores o asequibles

	Number of Response(s)	Response Ratio
Suministro adecuado	0	0.0%
no adecuado	4	100.0%
No Sé	0	0.0%
No Responses	0	0.0%
Total	4	100%

26. Segunda Unidades de Vivienda (ADU o "Granny Flat")

	Number of Response(s)	Response Ratio
Suministro adecuado	0	0.0%
no adecuado	1	25.0%
No Sé	3	75.0%
No Responses	0	0.0%
Total	4	100%

27. Refugio de emergencia

	Number of Response(s)	Response Ratio
Suministro adecuado	1	25.0%
no adecuado	3	75.0%
No Sé	0	0.0%
No Responses	0	0.0%
Total	4	100%

28. ¿Hay algo más que la ciudad deba considerar? Proporcione cualquier comentario adicional aquí: Introduzca 350 caracteres como máximo

3 Response(s)

29. Si desea estar más involucrado con la actualización del Elemento de la Vivienda, proporcione su correo electrónico aquí: Ingrese 255 caracteres como máximo.

First Name	2
Last Name	2
Email Address	2
City	2
State/Province (US/Canada)	2

30. Por favor, clasifique las ideas a continuación en función de lo que cree que son las mejores ubicaciones general para nuevas viviendas. La vivienda debe estar ubicada:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Más		
	1	2	3
En lotes que están infrautilizados, es decir, edificios más antiguos que tienen potencial	0 0%	2 50%	1 25%
En áreas que ya están desarrolladas pero que podrían hacerse más densas aumentando el	1 25%	0 0%	1 25%
En las propiedades unifamiliares existentes como unidades de vivienda accesoria.	0 0%	0 0%	1 25%
En terrenos baldíos que están zonados para el desarrollo de viviendas, pero que aún no se	1 25%	1 25%	0 0%
Cerca de localizaciones comerciales, creando vecindades de "vivir-trabajar."	2 50%	1 25%	1 25%

31. Hay una serie de compensaciones asociadas con diferentes enfoques para proporcionar más viviendas. Clasifique las ideas a continuación en función de lo que cree que son las mejores ubicaciones en las viviendas. La vivienda debe estar ubicada:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Prioridad número uno		
	1	2	3
Las nuevas viviendas deben extenderse uniformemente por todas las partes de la	0 0%	2 50%	1 25%
Las nuevas viviendas deben ubicarse donde tendrán el menor impacto en el tráfico en Vista	1 25%	1 25%	1 25%
Las nuevas viviendas deben ubicarse donde tendrán el menor impacto en el medio	2 50%	1 25%	0 0%
Las viviendas nuevas deben ubicarse en zonas que ya están desarrolladas.	0 0%	0 0%	0 0%
Las nuevas viviendas deben mezclarse con el carácter de los vecindarios de los alrededores.	0 0%	0 0%	0 0%
Las nuevas viviendas deben concentrarse en	1	0	2

zonas de crecimiento inteligente (zonas donde	25%	0%	50%
---	-----	----	-----

32. A continuación, clasifique los siguientes programas y estrategias que podrían abordar las futuras necesidades de vivienda de la ciudad: Por favor clasifique numéricamente las siguientes declaraciones con #1 siendo su máxima prioridad.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Prioridad número uno		
	1	2	3
Programas de asistencia financiera para personas que no pueden pagar vivienda,	3 75%	0 0%	1 25%
Programa que ayuda a las personas sin hogar a encontrar vivienda permanente	0 0%	2 50%	2 50%
Incentivos para que los desarrolladores construyan más viviendas asequibles	1 25%	2 50%	1 25%

**APPENDIX A-2 PUBLIC MEETING INVITEE LIST
LIST OF STAKEHOLDERS - HOUSING ELEMENT**

ORGANIZATION	CONTACT NAME & TITLE	ADDRESS	CITY	STATE	ZIP CODE	PHONE NUMBER	E-MAIL
Access to Independence of North County	Leticia Zuno, Exec. Director	1440 S Escondido Blvd., Suite D	Escondido	CA	92025	619/293-3500	info@accesstoindependence.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, Director & Supervising Attorney	427 C Street, Suite 304	San Diego	CA	92101	619/233-4828	admin@affordablehousingadvocates.org
Boys & Girls Club	Matt Koumaras, President/CEO	410 W California Ave	Vista	CA	92083	760/724-6606	matt@bgcvista.com
Brother Benno Foundation	Darryl Harris, Operations Manager	3260 Production Ave	Oceanside	CA	92058	760/439-1244	darrylh@gmail.com
Casa de Amparo		325 Buena Creek Road	San Marcos	CA	92069	760/754-5500	info@casadeamparo
Catholic Charities Diocese of San Diego	Vino, CEO	P.O. Box 121831	San Diego	CA	92112	619/323-2841	
Center for Social Advocacy		327 Houten Ave	El Cajon	CA	92020	800/954-0441	outreach@c4sa.org
City of Vista	Sylvia Solis Daniels, Housing Program Manager	200 Civic Center Dr	Vista	CA	92084	760/643-5207	ssolisdaniels@cityofvista.com
Community Housing Works	Sean Spear, President/CEO	3111 Camino del Rio N #800	San Diego	CA	92108	619/282-6647	info@chworks.org
Elderhelp of San Diego		3860 Calle Fortunada #101	San Diego	CA	92123	619/284-9281	info@elderhelpofsandiego.org
Fair Housing Council of San Diego		1764 San Diego Ave #130	San Diego	CA	92110	619/699-5888	admin1@fhcsd.com
Father Joe's Village		3350 E Street	San Diego	CA	92101	619/466-3537	question@neighbor.org
Fraternity House, Inc.		20702 Elfin Forest Rd	Escondido	CA	92029	760/736-0292	
Housing Opportunities Collaborative		1100 Broadway	San Diego	CA	92101	619/283-2200	info@housingcollaborative.org
The Jacob & Cushman San Diego Food Bank		9850 Distribution Ave	San Diego	CA	92121	858/527-1419	
Legal Aid Society of San Diego, Inc.	Danielle Tailleart, Lead Attorney/Fair Housing Team	1764 San Diego Ave	San Diego	CA	92110	877/534-2524	daniellet@lassd.org
Legal Aid Society of San Diego, Inc.		216 S Tremont St	Oceanside	CA	92054		
Mama's Kitchen	Alberto Cortes/CEO	3960 Home Ave	San Diego	CA	92105	619/233-6262	alberto@mamaskitchen.org
Meals on Wheels	Charlotte Fan, Manager	930 Boardwalk #C	San Marcos	CA	92078	760/736-9900	cfan@meals-on-wheels.org
NC Interfaith Council		925 E Pennsylvania Ave	Escondido	CA	92025	760/839-7300	
NC Lifeline	Donald Stump, Executive Director	200 Michigan Ave	Vista	CA	92084	760/726-4900	dstump@nclifeline.org
NC Solutions for Change	Chris Megison, CEO & Co-Founder	722 W California Ave	Vista	CA	92083	760/941-6545	chris@solutionsforchange.org
Operation HOPE		859 E Vista Way	Vista	CA	92084	760/536-3880	info@operationhopeshelter.org

**APPENDIX A-2 PUBLIC MEETING INVITEE LIST
LIST OF STAKEHOLDERS - HOUSING ELEMENT**

San Diego County Office of Government and Public Affairs - Health and Human Services Agency		1600 Pacific Highway, Room 206	San Diego	CA	92101	858/694-3900	
Palomar Family Counseling Services	Lisa Turner, Executive Director	1002 E Grand Ave	Escondido	CA	92025	760/741-2660	pfcs@pfcs.agency
Pride of Vista Lions Club		P.O. Box 258	Vista	CA	92085	760/726-3640	
Salvation Army Adult Rehab Center				CA		619/239-4037	
San Diego Association of Governments		401 B Street, Suite 800	San Diego	CA	92101	619/699-1900	pio@sandag.org
San Diego Association of Realtors		4845 Ronson Court	San Diego	CA	92111	858/715-8000	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	Lori Holt Pfeiler, President/CEO	8128 Mercury Court	San Diego	CA	92111	619/283-4663	lori.pfeiler@sandiegohabitat.org
San Diego County Housing and Community Development		3989 Ruffin Road	San Diego	CA	92123	858/694-4801	
San Diego Home Loan Counseling and Education Center		3180 University Ave #260	San Diego	CA	92104	619/624-2330	LowIncomeSupport@gmail.com
San Diego Regional Centre - North County		5931 Priestly Dr., Suite 100	Carlsbad	CA	92008	760/736-1200	
San Diego Interfaith Housing Foundation	Matthew Jumper, President	7956 Lester Ave	Lemon Grove	CA	91945	619/668-1532	mjumper@sdihf.org
San Diego Urban League Housing Office	Ray King, President & CEO	4305 University Ave #360	San Diego	CA	92105	619/263-3115	ray.king@sdul.org
San Diego Volunteer Lawyer Program, Inc.		707 Broadway, Unit 1400	San Diego	CA	92101	619/235-5656	
Second Chance		6145 Imperial Avenue	San Diego	CA	92114	619/234-8888	info@secondchanceprogram.org
Senior Community Centers		525 14th Street	San Diego	CA	92101	619/235-6572	
Stepping Stone of San Diego, Inc.		3767 Central Ave	San Diego	CA	92105	619/278-0777	
TERI, Inc.	Kim Jacklin, Development Director	251 Airport Road	Oceanside	CA	92058	760/721-1706	kim.jacklin@teriinc.org
Townspeople	Jon P Derryberry, Executive Director	4080 Centre St., Suite 201	San Diego	CA	92103	619/295-8802	admin@townspeople.org
United Way Labor Participation Department		3737 Camino del Rio South, Suite #108	San Diego	CA	92108	619/641-0074	laborparticipation@uwsd.org
Veterans Village of San Diego		4141 Pacific Highway	San Diego	CA	92110	619/393-2000	info@vvsd.net
Vista Community Clinic		1000 Vale Terrace Drive	Vista	CA	92084	760/631-5000	
YWCA San Diego County	Heather Finlay, CEO	1012 C Street	San Diego	CA	92101	619/239/0355	hfinlay@ywcasandiego.org

Appendix B

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Vista	N Santa Fe Ave. & Vista Village Dr.	92083	175136180A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.05	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	N Santa Fe Ave. & Vista Village Dr.	92083	175136190A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.05	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	N Santa Fe Ave. & Vista Village Dr.	92083	175136200A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.05	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	N Santa Fe Ave. & Vista Village Dr.	92083	175136210A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.05	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	N Santa Fe Ave. & Vista Village Dr.	92083	175136220A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.05	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	S Santa Fe Ave. & Monte Vista Dr.	92084	380330040		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.39	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	11	0	11
Vista	S Citrus Ave. & Escalante Ave.	92084	175280170B		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.38	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	13	0	13
Vista	S Citrus Ave. & Escalante Ave.	92084	175291080A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.34	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	10	0	0	10
Vista	Chick Center Dr. & Escalante Ave.	92084	175291090A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.34	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	10	0	0	10
Vista	Chick Center Dr. & Escalante Ave.	92084	175291100B		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.31	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Chick Center Dr. & Escalante Ave.	92084	175291110B		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.32	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	9	0	0	9
Vista	Chick Center Dr. & Escalante Ave.	92084	175291120A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.39	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	11	0	0	11
Vista	Chick Center Dr. & Escalante Ave.	92084	175291130B		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.33	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	13	0	0	13
Vista	Chick Center Dr. & Escalante Ave.	92084	175291150A		Medium Low Density Res#4-1		2,178	2.9	0.24	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Escalante Ave.	92084	175291060A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.33	Single-family home	YES Potential	NO Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	8	0	0	8
Vista	414 Park Ave.	92084	175290210B		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.17	Marginally operating	YES Potential	NO Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	1	1
Vista	344 Escalante Ave.	92084	175290300A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.38	Single-family home	YES Potential	NO Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	10	0	0	10
Vista	400 Escalante Ave.	92084	175290350A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.32	Single-family home	YES Potential	NO Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	8	0	0	8
Vista	375 Escalante Ave.	92084	175291400A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.35	Single-family home	YES Potential	NO Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	1	1
Vista	444 S Santa Fe Ave.	92084	175305490A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.59	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	14	0	0	14
Vista	541 Macomber Dr.	92083	176002020B		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.20	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	4	0	0	4
Vista	Pala Vista Dr. & S Santa Fe Ave.	92084	179040140A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.03	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	730 S Santa Fe Ave.	92084	179040150A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.26	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	7	0	0	7
Vista	Santa Fe Ave. & Terrace Dr.	92084	179041120A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.27	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	112 Pala Vista Dr.	92083	179120200A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.14	Vacant	YES Potential	NO Privately-Owned	Available	Not Used in Prior Housing Element	3	0	0	3
Vista	144 Nantzi Way	92083	179324040A		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.17	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	3	0	0	3
Vista	Marazon Ln. & Alamosa Ct.	92083	166520800A		Rural Residential (RR)	A-1	0.25	1	0.99	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Marazon Ln. & Alamosa Ct.	92081	166521110A		Rural Residential (RR)	A-1	0.25	1	1.09	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	884 Mar Vista Dr.	92081	183081190A		Rural Residential (RR)	A-1	0.25	1	0.82	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	S McIntosh Dr. & Sunset Dr.	92083	1691100110A		Low Density Residential (LD-1)		0.25	1	0.37	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Marazon Ln. & Alamosa Ct.	92081	166520300A		Rural Residential (RR)	A-1	0.25	1	1.05	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Marazon Ln. & Alamosa Ct.	92081	166521110A		Rural Residential (RR)	A-1	0.25	1	1.08	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Mar Vista Dr.	92081	183081010A		Rural Residential (RR)	A-1	0.25	1	0.45	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Thibode Rd. & Edna Way	92083	183116010A		Rural Residential (RR)	A-1	0.25	1	1.79	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	1	0	0	1
Vista	841 S McIntosh Dr.	92083	169104800A		Low Density Residential (LD-1)		0.25	1	1.78	Vacant	YES Potential	NO Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1
Vista	1176 Warmlands Ave.	92084	174150050A		Low Density Residential (LD-1)		0.25	1	4.16	Vacant	YES Potential	NO Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1
Vista	138 Luzerne Dr.	92084	178140480A		Low Density Residential (LD-1)		0.25	2	1.08	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Vista Terrace Dr.	92084	177064480A		Low Density Residential (LD-1)		0.25	2	0.49	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Bonair Rd. & Arcadia Ave.	92084	173070040A		Low Density Residential (LD-1)		0.25	2	1.19	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	2	2
Vista	1744 Upham Rd.	92084	173360200A		Low Density Residential (LD-1)		0.25	2	0.94	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Thibode Rd. & Mar Vista Dr.	92083	183371400A		Low Density Residential (LD-1)		0.25	2	0.46	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Vale Terrace Dr.	92084	177031130A		Low Density Residential (LD-1)		0.25	2	0.54	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Warmlands Ave.	92084	172727050A		Low Density Residential (LD-1)		0.25	2	0.56	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Warmlands Ave.	92084	172727200A		Low Density Residential (LD-1)		0.25	2	1.12	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	2	2
Vista	715 Mar Vista Dr.	92083	183031040A		Low Density Residential (LD-1)		0.25	2	0.35	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Carolina	92084	178021580A		Low Density Residential (LD-1)		0.25	2	0.68	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Fair Ln.	92084	181081370A		Low Density Residential (LD-1)		0.25	2	0.62	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Fair Ln.	92084	181081340A		Low Density Residential (LD-1)		0.25	2	0.50	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Fair Ln.	92084	181081350A		Low Density Residential (LD-1)		0.25	2	0.59	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Fair Ln.	92084	181081360A		Low Density Residential (LD-1)		0.25	2	0.56	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Warmlands Ave.	92084	174070140A		Low Density Residential (LD-1)		0.25	2	0.35	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Healey Dr.	92084	171091210A		Low Density Residential (LD-1)		0.25	2	1.81	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Healey Dr.	92084	171220300A		Low Density Residential (LD-1)		0.25	2	0.56	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Healey Dr.	92084	171220500A		Low Density Residential (LD-1)		0.25	2	0.70	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Anna Ave.	92084	173160300A		Low Density Residential (LD-1)		0.25	2	0.63	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Anna Ave.	92084	173350400A		Low Density Residential (LD-1)		0.25	2	0.72	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Anna Ave.	92084	173350500A		Low Density Residential (LD-1)		0.25	2	0.60	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Anna Ave.	92084	173350700A		Low Density Residential (LD-1)		0.25	2	0.52	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	132 Luzerne Dr.	92084	178140470A		Low Density Residential (LD-1)		0.25	2	1.33	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	2	2
Vista	Healey Dr. & Barbary St.	92084	171291210A		Low Density Residential (LD-1)		0.25	2	1.00	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Vista Way	92084	172720280A		Medium Low Density Res#4-1		0.25	2	1.73	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	3	3
Vista	Roshell Rd.	92084	177033470A		Low Density Residential (LD-1)		0.25	2	0.51	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Upham Rd.	92084	169102020A		Low Density Residential (LD-1)		0.25	2	0.43	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Vale View Dr.	92081	166270570A		Low Density Residential (LD-1)		0.25	2	0.49	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Healey Dr.	92084	171240990A		Low Density Residential (LD-1)		0.25	2	0.69	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Vale Christina & Via Pedro	92084	178121600A		Low Density Residential (LD-1)		0.25	2	0.47	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Lita Ln.	92084	181081330A		Low Density Residential (LD-1)		0.25	2	1.04	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	2	2
Vista	San Clemente Way & Terrace Dr.	92084	177064490A		Low Density Residential (LD-1)		0.25	2	0.59	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	2	2
Vista	San Clemente Way & Terrace Dr.	92084	178070040A		Low Density Residential (LD-1)		0.25	2	1.33	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	2	2
Vista	Healey Dr. & Barbary St.	92084	171191210A		Low Density Residential (LD-1)		0.25	2	0.48	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Healey Dr. & Barbary St.	92084	171192000A		Low Density Residential (LD-1)		0.25	2	0.53	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Healey Dr. & Barbary St.	92084	171192110A		Low Density Residential (LD-1)		0.25	2	0.42	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Healey Dr. & Barbary St.	92084	171191800A		Low Density Residential (LD-1)		0.25	2	0.53	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Mar Vista Dr.	92081	183121210A		Low Density Residential (LD-1)		0.25	2	2.21	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Taylor St.	92084	171162160A		Low Density Residential (LD-1)		0.25	2	2.03	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	3	3
Vista	2530 Longmont Rd.	92084	178071190A		Low Density Residential (LD-1)		0.25	2	0.94	Vacant	YES Potential	NO Privately-Owned	Available	Used in Prior Housing Element - Vacant	0	0	1	1
Vista	Warmlands Ave.	92084	171160990A		Low Density Residential (LD-1)		0.25											

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Vista	Rancho Vista Rd. & Hillside Ct.	92083	270904300		Medium Low Density Res-E-1	R-1	2,178	4,356	0.15 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Rancho Vista Rd. & Hillside Ct.	92083	270904400		Medium Low Density Res-E-1	R-1	2,178	4,356	0.16 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Santa Clara Dr.	92083	264053100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.99 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	3	3
Vista	Vale View Dr. & Crest View Dr.	92083	179512100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.29 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Arroyo Rd.	92083	183533300		Medium Low Density Res-E-1	R-1	2,178	4,356	1.86 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Oak Dr.	92084	173260100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.55 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	1835 Dale St.	92083	166412300		Medium Low Density Res-E-1	R-1	2,178	4,356	0.24 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Cypress Dr.	92084	180342000		Medium Low Density Res-E-1	R-1	2,178	4,356	2.41 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Knapp Dr.	92084	159131100		Medium Density Residential	R-1	2,178	4,356	0.23 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Bolton Dr.	92084	173511500		Medium Low Density Res-E-1	R-1	2,178	4,356	0.30 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Aviation Dr.	92084	176124400		Medium Low Density Res-E-1	R-1	2,178	4,356	2.29 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Stoneridge Tr. & Greenleaf Ln.	92083	183270100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.70 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	2	2
Vista	Stoneridge Tr. & Greenleaf Ln.	92083	183270200		Medium Low Density Res-E-1	R-1	2,178	4,356	0.58 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	2	2
Vista	Stoneridge Tr. & Greenleaf Ln.	92083	183270300		Medium Low Density Res-E-1	R-1	2,178	4,356	1.32 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Stoneridge Tr. & Greenleaf Ln.	92083	183270200		Medium Low Density Res-E-1	R-1	2,178	4,356	0.86 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	2	2
Vista	601 Cortez Ave.	92084	177932500		Medium Low Density Res-E-1	R-1	2,178	4,356	1.54 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Cypress Dr. and Lion Ln.	92084	180130400		Medium Low Density Res-E-1	R-1	2,178	4,356	0.34 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Tower Dr.	92083	180172200		Medium Low Density Res-E-1	R-1	2,178	4,356	0.21 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Reunited Dr.	92084	176211500		Medium Low Density Res-E-1	R-1	2,178	4,356	2.68 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Wallace Ln.	92083	180174100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.35 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Phillips St.	92083	180143500		Medium Low Density Res-E-1	R-1	2,178	4,356	0.55 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	2	2
Vista	1333 Tower St.	92083	180113900		Medium Low Density Res-E-1	R-1	2,178	4,356	0.54 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Barbara Dr.	92084	180252400		Medium Low Density Res-E-1	R-1	2,178	4,356	0.49 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Alta Vista Dr.	92084	180240000		Medium Low Density Res-E-1	R-1	2,178	4,356	1.48 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Alta Vista Dr.	92084	180330300		Medium Low Density Res-E-1	R-1	2,178	4,356	2.73 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Alta Vista Dr.	92084	180330100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.41 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Alta Vista Dr.	92084	180330200		Medium Low Density Res-E-1	R-1	2,178	4,356	1.19 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	3	3
Vista	Alta Vista Dr.	92084	1802901700		Medium Low Density Res-E-1	R-1	2,178	4,356	3.16 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	10	10
Vista	Alta Vista Dr.	92084	1770524100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.14 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Finley Dr.	92083	180112800		Medium Low Density Res-E-1	R-1	2,178	4,356	0.13 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Tower Dr.	92083	180172000		Medium Low Density Res-E-1	R-1	2,178	4,356	1.35 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	4	4
Vista	Tower Dr.	92083	180172700		Medium Low Density Res-E-1	R-1	2,178	4,356	0.35 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Tower Dr.	92083	180172600		Medium Low Density Res-E-1	R-1	2,178	4,356	0.43 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Alta Vista Dr.	92084	179075000		Medium Low Density Res-E-1	R-1	2,178	4,356	0.18 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	1333 Tyler St.	92083	182223300		Medium Low Density Res-E-1	R-1	2,178	4,356	1.11 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Galaxy Dr. and Ceren Rd.	92083	182211800		Medium Low Density Res-E-1	R-1	2,178	4,356	0.20 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Maryland Dr.	92083	1830460500		Medium Low Density Res-E-1	R-1	2,178	4,356	0.17 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	1212 Cypress Dr.	92084	1803417100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.27 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Grandview Rd.	92084	1741332400		Medium Low Density Res-E-1	R-1	2,178	4,356	0.23 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Grandview Rd.	92084	1741330300		Medium Low Density Res-E-1	R-1	2,178	4,356	0.22 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Crest View Rd.	92083	1790531200		Medium Low Density Res-E-1	R-1	2,178	4,356	2.68 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Crest View Rd.	92083	1792511200		Medium Low Density Res-E-1	R-1	2,178	4,356	0.24 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	1090 Golden Trl.	92083	1792704000		Medium Low Density Res-E-1	R-1	2,178	4,356	1.42 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	16030 Del Loma Dr.	92083	1792431200		Medium Low Density Res-E-1	R-1	2,178	4,356	0.89 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Tower Dr.	92083	180172400		Medium Low Density Res-E-1	R-1	2,178	4,356	0.30 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Dale St.	92083	166412100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.29 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Lamont	92084	1793344000		Medium Low Density Res-E-1	R-1	2,178	4,356	2.24 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Aviation Dr.	92084	1761314000		Medium Low Density Res-E-1	R-1	2,178	4,356	0.30 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Aviation Dr.	92084	176124000		Medium Low Density Res-E-1	R-1	2,178	4,356	0.96 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Bolton Dr.	92084	1613011100		Medium Low Density Res-E-1	R-1	2,178	4,356	2.44 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Phillips St.	92083	180143400		Medium Low Density Res-E-1	R-1	2,178	4,356	0.31 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Phillips St.	92084	1778121600		Medium Low Density Res-E-1	R-1	2,178	4,356	2.73 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Clear Crest Cr.	92084	173214400		Medium Low Density Res-E-1	R-1	2,178	4,356	0.23 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Clear Crest Cr.	92084	1732141100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.21 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	2430 Mission Dr.	92084	1761201100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.10 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Ocean View Dr.	92084	1762342700		Medium Low Density Res-E-1	R-1	2,178	4,356	0.19 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Cypress Dr.	92084	180341000		Medium Low Density Res-E-1	R-1	2,178	4,356	0.82 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	2	2
Vista	Pho Lo Dr.	92083	1790508100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.19 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	1718 Olive Dr.	92083	1621304300		Medium Low Density Res-E-1	R-1	2,178	4,356	0.21 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	1	1
Vista	Revine Rd.	92083	162221100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.24 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	1	1
Vista	Revine Rd.	92083	162211900		Medium Low Density Res-E-1	R-1	2,178	4,356	0.23 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	1	1
Vista	Rhea Pl.	92084	1733202500		Medium Low Density Res-E-1	R-1	2,178	4,356	0.25 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	1	1
Vista	Arroyo Vista Rd.	92083	1790604100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.21 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	1	1
Vista	Phillips St.	92083	180173700		Medium Low Density Res-E-1	R-1	2,178	4,356	0.33 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	1	1
Vista	Alta Vista Dr.	92084	1802204700		Medium Low Density Res-E-1	R-1	2,178	4,356	0.20 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	1	1
Vista	1218 Greenleaf Dr.	92084	1830424200		Medium Low Density Res-E-1	R-1	2,178	4,356	0.26 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	1	1
Vista	1511 Bavaria Dr.	92083	1830434300		Medium Low Density Res-E-1	R-1	2,178	4,356	0.26 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	1	1
Vista	Green Oak Dr.	92081	2172512100		Medium Low Density Res-E-1	R-1	2,178	4,356	1.31 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	4	4
Vista	Arroyo Ave.	92084	1738031100		Medium Low Density Res-E-1	R-1	2,178	4,356	0.36 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Lado De Loma Dr.	92083	1790411500		Medium Density Residential-B	R-1B	7.26	7.26	0.94 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	5	5
Vista	Sierra Verde Dr.	92084	1793705000		Medium Density Residential-B	R-1B	7.26	7.26	0.19 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Lado De Loma Dr.	92083	1790312900		Medium Density Residential-B	R-1B	7.26	7.26	0.75 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	4	4
Vista	Anna Ln.	92083	1834302000		Open Space	R-1B	7.26	7.26	0.26 Vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant		0	0	1	1
Vista	Santa Fe Ave.	92084	1591121100		Medium Density Residential-B	R-1B	7.26	7.26	2.01 Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0	0	5	5
Vista	Santa Fe Ave. & Alvarado Tr.	92084	1761404100		Medium Density Residential-B	R-1B	7.26	7.26	0.73									

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	
Visita	144-46 Terranova Way	92083	363321400 AD		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.24	Duplex built in 1948	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	4	0	0	4
Visita	430 Vista Village Dr.	92083	363321800 AD		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.31	Box building	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	4	0	0	4
Visita	170 Terranova Way	92083	363332200 AD		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.23	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	5	0	0	5
Visita	115 Plymouth Dr.	92083	364311240 AE		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.25	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	133-25 Plymouth Dr.	92083	364311250 AE		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.20	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	125 Plymouth Dr.	92083	364311270 AE		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.13	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	2	0	0	2
Visita	133-35 Plymouth Dr.	92083	364311290 AE		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.18	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	3	0	0	3
Visita	131 Plymouth Dr.	92083	364311300 AE		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.22	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	4	0	0	4
Visita	147 Plymouth Dr.	92083	364311310 AE		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.27	Small single family	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	20	0	0	20
Visita	280 Vista Village Dr.	92083	364311300 AE		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.36	Various retail built in	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	146-48 Vista Village Dr.	92084	371314040 AE		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.23	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	218 N Citrus Ave.	92084	371314050 AF		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.08	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	1	0	0	1
Visita	121 Michigan Ave.	92084	371314060 AF		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.14	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	3	0	0	3
Visita	221 Michigan Ave.	92084	371314070 AF		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.16	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	3	0	0	3
Visita	724-34 Vista Village Dr.	92084	371314130 AF		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.32	Multi-family homes	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	3	0	0	3
Visita	244 Palm Dr.	92084	371321080 AG		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.09	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	1	0	0	1
Visita	231 N Citrus Ave.	92084	371321100 AG		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.15	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	3	0	0	3
Visita	221 N Citrus Ave.	92084	371321110 AG		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.12	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	2	0	0	2
Visita	209 N Citrus Ave.	92084	371321120 AG		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.18	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	4	0	0	4
Visita	235 N Citrus Ave.	92084	371321130 AG		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.09	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	1	0	0	1
Visita	243 N Citrus Ave.	92084	371321140 AG		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.09	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	1	0	0	1
Visita	382 Euclypallu Ave.	92084	371273600 AH		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.24	Religious Institution	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	342 Euclypallu Ave.	92084	371273700 AH		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.47	Religious Institution	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	14	0	0	14
Visita	230 S Santa Fe Ave.	92084	371274100 AH		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.72	Set-down restaurant	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	21	0	0	21
Visita	1134 S Santa Fe Ave.	92084	380318030 AI		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.44	Marginaly operating	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	9	0	0	9
Visita	1312 S Santa Fe Ave.	92084	380318050 AI		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.46	Construction	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	10	0	0	10
Visita	1035 Alta Calle	92084	380310070 AJ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.52	Multi-family homes	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	10	0	0	10
Visita	Postal Way & S Santa Fe Ave.	92084	380310080 AJ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.37	Parking lot currently	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	8	0	0	8
Visita	1035 S Santa Fe Ave.	92084	380310090 AJ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.27	Development with a	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	11	0	0	11
Visita	2042 S Santa Fe Ave.	92084	380310100 AJ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.20	Marginally operating	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	4	0	0	4
Visita	1050 S Santa Fe Ave.	92084	380310110 AJ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.38	Professional offices	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	8	0	0	8
Visita	Nevada Pl. and S Santa Fe Ave.	92084	380310200 AJ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.31	Parking lot currently	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	8	0	0	8
Visita	1082 Nostalgia Pl.	92084	380310210 AJ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.41	Professional office	YES	Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9
Visita	1080 Nostalgia Pl.	92084	380310060 AK		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.21	Boat dealership with	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	26	0	0	26
Visita	1085 S Santa Fe Ave.	92083	380310070 AK		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.63	Parking lot currently	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	13	0	0	13
Visita	1085 S Santa Fe Ave.	92083	380310070 AK		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.91	Boat dealership with	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	20	0	0	20
Visita	127 Vista Village Dr.	92083	364325230 AL		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.78	Fast food restaurant	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	23	0	0	23
Visita	255 Vista Village Dr.	92083	364325270 AL		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.90	Fast food restaurant	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	26	0	0	26
Visita	245 Vista Village Dr.	92083	364325280 AL		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.83	Bank and parking lot	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	23	0	0	23
Visita	114 Hillside Ter.	92084	371321080 AM		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.50	Religious Institution	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	986 Vista Village Dr.	92084	371321100 AM		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.21	Religious Institution	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	988 Vista Village Dr.	92084	371321120 AM		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.35	Car dealership and	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	10	0	0	10
Visita	110 Hillside Ter.	92084	371321130 AM		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.11	Religious Institution	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	964 Vista Village Dr.	92084	371321400 AM		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.32	Car dealership and	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	8	0	0	8
Visita	Vista Wy.	92084	371321500 AM		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.21	Vacant lot with	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	166 Stadelin Way	92084	371321600 AM		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.33	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	2	0	0	2
Visita	930 Vista Village Dr.	92084	371322500 AN		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.11	Vacant building lot	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	2	0	0	2
Visita	932 Vista Village Dr.	92084	371322600 AN		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.67	Bank and parking lot	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	19	0	0	19
Visita	934 Vista Village Dr.	92084	371322700 AN		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.26	Religious Institution	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	13	0	0	13
Visita	926 Vista Village Dr.	92084	371322800 AN		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.37	Per-central service	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	10	0	0	10
Visita	140-40 Stadelin Way	92084	371323110 AN		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.48	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	10	0	0	10
Visita	140 Civic Center Dr.	92084	371323200 AN		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.80	Professional offices	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	24	0	0	24
Visita	431 S Santa Fe Ave.	92083	371323200 AN		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.20	Lumber retail built in	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	4	0	0	4
Visita	435-55 Mercantile St.	92083	371323110 AN		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.55	Shoe and large	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	21	0	0	21
Visita	437 S Santa Fe Ave.	92083	371323100 AN		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.71	Construction	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	23	0	0	23
Visita	5 Santa Fe Ave. & Euclypallu Ave.	92084	371323020 AP		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.38	Small restaurant and	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	11	0	0	11
Visita	107 Euclypallu Ave.	92084	371323080 AP		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.30	Small restaurant and	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	6	0	0	6
Visita	130 Euclypallu Ave.	92084	371323100 AP		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.10	Shoe and parking lot	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	3	0	0	3
Visita	440 S Santa Fe Ave.	92084	371323040 AP		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.16	Shoe with	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	3	0	0	3
Visita	437 S Santa Fe Ave.	92084	371323050 AP		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.91	Lumber yard with an	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	27	0	0	27
Visita	645 S Santa Fe Ave.	92084	371323020 AP		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.07	Electronics retail built	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	11	0	0	11
Visita	714 S Santa Fe Ave.	92084	371323020 AP		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.25	Power retail with a	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	7	0	0	7
Visita	702 S Santa Fe Ave.	92084	371323020 AP		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.53	Marginally operating	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	15	0	0	15
Visita	715 S Santa Fe Ave.	92083	371323120 AP		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.50	Auto shop and	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	15	0	0	15
Visita	137-47 Palo Vista Dr.	92083	371323040 AQ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.29	Multiple duplexes in	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	4	0	0	4
Visita	Rincon St. and Mercantile St.	92083	371323110 AQ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.99	Mobile home park in	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	4	0	0	4
Visita	735 Rincon St.	92083	371323110 AQ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.16	Single-family home	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	3	0	0	3
Visita	733 Mercantile St.	92083	371323160 AQ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.17	Nondescript	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	5	0	0	5
Visita	733 Mercantile St.	92083	371323180 AQ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.56	Auto shop and	YES	Potential	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	4	0	0	4
Visita	723 Mercantile St.	92083	371323190 AQ		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.16	Nondescript									

Jurisdiction	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Vista	620 S Santa Fe Ave.	92084	1790402500		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.35	Marginality	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	9	9
Vista	5 Santa Fe Ave.	92084	1790402500		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.08	Parking	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	2	2
Vista	5 Santa Fe Ave.	92084	1790402800	AW	Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.07	Parking	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	2	2
Vista	5 Santa Fe Ave.	92084	1790402500	AW	Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.07	Parking	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	2	2
Vista	145 Rincón St.	92084	1790405000	AW	Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.06	Parking	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	1	1
Vista	101 Terrace Dr.	92084	1790405000	AW	Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.44	Parking	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	1	1
Vista	619-21 S Santa Fe Ave.	92083	1790501000		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.30	Vacuum shop and	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	7	7
Vista	631 S Santa Fe Ave.	92083	1790510400	AX	Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.08	Nondescript retail	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	1	1
Vista	635 S Santa Fe Ave.	92083	1790510500	AX	Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.07	Professional office	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	1	1
Vista	639 S Santa Fe Ave.	92083	1790511700		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.07	Professional office	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	2	2
Vista	729-27 S Santa Fe Ave.	92083	1790511400	AY	Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.12	Barber shop and	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	3	3
Vista	729-33 S Santa Fe Ave.	92083	1790511500	AY	Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.17	Addiction treatment	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	5	5
Vista	687 S Santa Fe Ave.	92083	1790512100		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.14	State shop with an	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	4	4
Vista	145 Rincón St.	92083	1791201100		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.10	Single-family home	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	2	2
Vista	148 Rincón St.	92083	1791202000	AZ	Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.17	Single-family home	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	4	4
Vista	153 Pala Vista Dr.	92083	1791211700		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.23	Single-family home	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	4	4
Vista	160 Pala Vista Dr.	92083	1791211800		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.17	Single-family home	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	4	4
Vista	134 Pala Vista Dr.	92083	1791201100		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.15	Single-family home	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	3	3
Vista	157-59 Rinalo Way	92083	1791202000		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.23	Single-family home	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	4	4
Vista	Pala Vista Dr. & Civic Center Dr.	92083	1791221100		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.16	Parking	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	4	4
Vista	Pala Vista Dr. & Civic Center Dr.	92083	1791219900		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.12	Parking	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	6	6
Vista	740-42 S Santa Fe Ave.	92084	1791221100		Mixed-Use (MU)	Downtown Vista Specific Plan	4	35	0.13	Marginality	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	3	3	3
Vista	5 Santa Fe Ave.	92084	1791231400		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.03	Parking	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	1	1
Vista	890 S Santa Fe Ave.	92083	1791231900		Mixed-Use (MU)	Downtown Vista Specific Plan			0.44	Parking	YES - Potential	NO - Privately Owned	Available	Not Used in Prior Housing Element	0	0	3	3
Vista	980 S Santa Fe Ave.	92084	1790805200		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.44	Car wash and detail	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	9	9
Vista	Natali Way	92083	1791240500		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.17	Parking	YES - Potential	NO - Privately Owned	Available	Not Used in Prior Housing Element	0	0	4	4
Vista	Natali Way	92083	1791240600		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.17	Parking	YES - Potential	NO - Privately Owned	Available	Not Used in Prior Housing Element	0	0	4	4
Vista	247 Pala Vista Dr.	92083	1791241200		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.28	Single-family home	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	4	4
Vista	882-29 Smelter Way	92083	1791241700		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.33	Mult-family home	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	2	2	2
Vista	Pezar Way	92083	1801302000		Mixed-Use (MU)	Downtown Vista Specific Plan	4	30	0.11	Swimming pool with	YES - Potential	NO - Privately Owned	Available	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	2	2	2
Vista	905 N Santa Fe Ave.	92083	1791121900		Mixed-Use (MU)	M-U	4	40	0.43	Condominium	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	17	17
Vista	1225 N Santa Fe Ave.	92084	1730911800		Mixed-Use (MU)	M-U	4	40	1.20	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	0	48	48
Vista	1508 N Santa Fe Ave.	92083	1681051000		Mixed-Use (MU)	M-U	4	40	0.65	General Plan	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	19	0	19
Vista	182-84 Pala Vista Dr.	92083	1791221400		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.20	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	3	0	3
Vista	1020-62 Taylor St.	92083	1712102400		General Commercial (GC)	M-M	7	28	1.87	General Plan	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	12	0	12
Vista	607-619 Civic Center Dr.	92084	1733242000		Mixed-Use (MU)	Mixed-Use	4	40	1.00	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Used in Prior Housing Element	0	10	0	10
Vista	206 Cedar Rd.	92083	1660301000		High Density Residential (H-M)		7	28	2.00	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	35	0	35
Vista	Vista Way	92084	1712111600		High Density Residential (H-M)		7	28	1.64	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	90	0	90
Vista	627 Civic Center Dr.	92084	1733230700		Mixed-Use (MU)	Mixed-Use	4	30	0.48	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	10	0	10
Vista	1506 E Vista Way	92084	1712130300		Medium High Density Residential (M)		7	28	1.50	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	22	0	22
Vista	Sycamore Ave. & Green Oak Rd.	92081	1751207300		Medium High Density Residential (M)		7	26	1.50	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	107	0	107
Vista	Lado De Loma Dr.	92083	1709314400		Medium Density Residential	Pheasant Hills Specific Plan	7	26	2.15	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	24	0	24
Vista	Santa Anita Dr. & S Santa Fe Ave.	92084	1708051000		Mixed-Use (MU)	Downtown Vista Specific Plan	4	40	0.97	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	46	0	46
Vista	Santa Fe Ave.	92084	1801641100		Mixed-Use (MU)		4	25	3.00	Specific Plan	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	22	0	22
Vista	2337 Vista Grande Dr.	92084	1710912200		Rural Residential (RR)	D-1	0.25	2	2.07	Annexation, General	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	2	2	2
Vista	1180 Branding Iron Dr.	92081	1640802100		Low Density Residential (L)	D-1	0.25	2	1.04	Proposed Zone	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4
Vista	Sycamore Ave.	92081	2610114600		Rural Residential (RR)	Shadownridge Specific Plan	0.25	1	28.25	Site Development	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3
Vista	Vista Grande Dr.	92084	1710912500		Low Density Residential (L)	D-1	0.25	2	2.53	Annexation Parcel Map	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	0	4	4
Vista	Joachim Dr.	92084	1761301900		Low Density Residential (L)	D-1	0.25	2	3.70	Tentative Subdivision	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	0	6	6
Vista	2277 Vista Grande Dr.	92084	1711000500		Rural Residential (RR)	A-1	0.25	1	16.00	Annexation, pre-	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	0	14	14
Vista	2485 San Clemente Ave.	92084	1760100600		Low Density Residential (L)	D-1	0.25	2	2.20	Tentative Parcel Map	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	0	3	3
Vista	Alta Vista Dr.	92084	1802001700		Low Density Residential (L)	D-1	0.25	2	3.10	Tentative Subdivision	YES - Potential	NO - Privately Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Non-Vacant	0	9	9	9
Vista	157 Haverhill Dr. #1/2	92083	1830607800		Medium Density Residential (L-B)		2	278	7.20	Annexation, pre-	YES - Potential	NO - Privately Owned	Pending Project	Used in Prior Housing Element	0	23	23	23
Vista	Crown View Dr.	92081	1740301400		Low Density Residential (L)	D-1	0.25	2	8.30	Tentative Subdivision	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	11	11	11
Vista	1506 Olive Ave.	92083	1640922200		Medium Low Density Residential (L)		2	278	4.16	Annexation and	YES - Potential	NO - Privately Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8
Vista										ASU between 2021	YES - Potential			Not Used in Prior Housing Element			400	400
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		
Vista																		

Appendix C

Appendix C: Affirmatively Furthering Fair Housing (AFFH)

INTRODUCTION AND OVERVIEW OF AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to AFFH into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the city’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

SUMMARY OF FAIR HOUSING ISSUES

REGIONAL TRENDS

As part of the CDBG program certification process, participating jurisdictions must prepare an analysis of impediments to fair housing choice every five years. This analysis, the San Diego Regional Analysis of Impediments to Fair Housing Choice (AI), is an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing, and provides solutions and measures that will be pursued to mitigate or remove identified impediments. The analysis of impediments to fair housing choice certified by the Vista City Council covers the San Diego region and provides a demographic profile of San Diego County, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. Regionally, the AI identifies the following impediments to fair housing:

- Hispanic and Black residents continue to be underrepresented in the homebuyer market and experienced large disparities in loan approval rates;
- Due to the geographic disparity in terms of rents, concentrations of housing choice voucher use have occurred;
- Housing choices for special needs groups, especially persons with disabilities, are limited;
- Enforcement activities are limited; and
- Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.

LOCAL TRENDS

The San Diego Regional AI also identified jurisdiction-specific impediments. Contributing factors identified as impediments to fair housing in Vista are discussed in detail below and include descriptions of how each impediment is addressed in this Housing Element.

CONCENTRATIONS OF LOWER- AND MODERATE-INCOME POPULATIONS

HUD defines a Lower and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI.¹ Vista currently has a concentration of lower- and moderate-income areas generally north of State Route 78 and northwest of the city's downtown. Through the Sites Inventory process and resulting inventory, the City has ensured available land to accommodate all income levels on sites located across the city. This impediment is also addressed in Programs 3 through 5, which focus on maintaining an ongoing inventory of sites that may be suitable for residential development, actively promoting sites for lower- and moderate-income housing development, and seeking additional funding sources to expand resources in the city.

LANGUAGE BARRIERS

A language barrier can be an impediment to accessing housing. Those who do not speak English may face discrimination, communication challenges while trying to obtain housing, and barriers to accessing services and information. According to the AI, 40.6 percent of the population in Vista speaks a language other than English at home, while 19.1 percent of the population speaks English less than "very well"². This impediment is addressed in Programs 20 through 22, which focus on counseling property owners and tenants on fair housing related issues, facilitating housing opportunities, and providing housing related materials in multiple languages.

LENDING BY RACE/ETHNICITY

The Fair Housing Act prohibits discrimination when obtaining a mortgage. However, in some communities the lending pool is not representative of the demographics of a community and lending practices can be seen as an impediment to fair housing. Such is the case in Vista, where Whites were overrepresented in lending practices while Hispanics were severely underrepresented (-32 percent)³. This impediment is addressed in Programs 20, 21, and 25, which focus on counseling property owners and tenants on fair housing related issues, exploring grant opportunities for fair housing support, and participation in regional efforts to reduce discriminatory housing practices.

OVERCROWDED CONDITIONS

Large households are those defined with five or more individuals and can sometimes include multiple families living together to save on housing costs. 20.5 percent of renter households are large.¹ Due to the high cost of housing in Vista, large households are often forced to obtain housing that is not of sufficient size, leading to overcrowding issues. According to the 2020 San Diego AI, 11.1 percent of total households in Vista are overcrowded and 3.7 percent of total households are severely overcrowded. Vista has high levels of overcrowding when compared to other cities in the region and is seen as an impediment to housing in the city. This impediment is addressed in Programs 20, 21, and 25, which focus on counseling property owners and tenants on fair housing related issues, exploring grant opportunities for fair housing support, and participation in regional efforts to reduce discriminatory housing practices.

¹ Regional Analysis of Impediments (AI) to Fair Housing Choice (2020-2025)

INSUFFICIENT HOUSING STOCK FOR FARMWORKERS

Farmworker housing is a critical need in San Diego County due to the presence of year-round agricultural production. Vista houses 13.5 percent of the County's farmworker population, the third highest of any incorporated jurisdiction (San Diego and Escondido both have 17.8 percent).¹ The migratory and sometimes seasonal nature of farm workers pose housing challenges for a community and are seen as an impediment for Vista as the City tries to house its entire population. This impediment is addressed in Programs 21 and 25, which focus on exploring grant opportunities for fair housing support and working with local housing advocacy and community groups to support vulnerable populations.

LIMITING LOCAL LAND USE POLICIES

The Fair Housing Act prohibits jurisdictions from making land use decisions or implementing land use policies that exclude or can otherwise be seen as discriminatory. Vista has a handful of land use policies that are not consistent with local housing legislation and therefore can be viewed as an impediment to fair housing. For instance, Vista eliminated their inclusionary housing requirements in 2015 and have not adopted a growth management program.² This impediment is addressed in Programs 11, 12, and 16, which focus on amending the Zoning Ordinance to address regulations that are not consistent with current housing legislation.

COMMUNITY OUTREACH AND FAIR HOUSING

As part of the Housing Element Update, the City implemented a community engagement program, soliciting input from the general public, housing stakeholders, and City decision makers. Results and feedback obtained during the community engagement program have been incorporated into the Housing Element, including this section on affirmatively furthering fair housing practices. Please see Chapter 1 for more details on the City's outreach efforts.

ANALYSIS OF FAIR HOUSING

The California Government Code Section 65583 (10)(A)(ii) requires the City of Vista to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. These areas of impediment are analyzed below.

For the analysis, the City has utilized data from a variety of sources, including HCD's AFFH Viewer, the Healthy Places Index (HPI) and the Urban Displacement Project (UDP). The HPI is a tool that was developed by the Public Health Alliance of Southern California (Alliance) in partnership with the Virginia Commonwealth University's Center on Society and Health in order to predict life expectancy. There are various factors within a city structure that can affect a person's life expectancy. These factors vary within different groups of people and their community conditions. These conditions include economic stability, neighborhood and built environment, health and access to health care, education, social and community context. HPI provides scores based on community conditions. This tool functions using 25 community characteristics into a single indexed HPI Score's census tract.

One noticeable trend in the City of Vista is that north of State Route 78, the HPI economic, education, healthcare, and housing condition scores drop substantially, maintaining a general HPI percentage value between 10 and 24. Whereas the HPI percentages nearing the city boundaries can be found generally within the 40's and 50's percentile range if not higher. Taking this into consideration, characteristics that seem to be

consistent with this pattern causing a lower HPI score were identified. These characteristics include CalEnviroScreen, Hardship Index, Poverty, Employment, Homeownership, Housing, Income, Rent, Ethnicity, and Racial Segregation.

The UDP was developed as a research initiative by the University California, Berkeley in partnership with the University of California, Los Angeles. The tool was developed with the intention of tracking neighborhood change and identifying areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level are based on data from the 2015 ACS.

FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

REGIONAL TRENDS

The San Diego Regional Alliance for Fair Housing (SDRAFFH) is comprised of fair housing professionals and advocates that are active in the County. These organizations help coordinate the development of the Regional AI, including the outreach process. Table 1 shows the local housing and social service organizations that are active in the County as part of the SDRAFFH.

Table 1: Organizations Active in San Diego County

Organization	Activities and Capacity
Alliance for Regional Solutions	Funding for emergency shelters
County of San Diego: Health and Human Services Agency, Housing and Community Development Services, Office of Emergency Services	Rental assistance and other housing services
CSA San Diego	Fair housing services
Elder Help San Diego	Housing services for seniors
La Maestra Community Health Centers	Family planning and health related wellness services
Legal Aid Society of San Diego	Legal assistance with housing
National Alliance on Mental Illness	Mental health services
Regional Task Force on the Homeless	Services for individuals experiencing homelessness
San Diego Housing Federation	Housing services
Southern California Rental Housing Association	Rental assistance

Source: San Diego Regional AI, 2020

FAIR HOUSING ENFORCEMENT

HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, 414 fair housing complaints in San Diego County were filed with HUD. About 44 percent of complaints filed were from residents of the City of San Diego. A fair number of complaints were also filed from residents of Oceanside and Chula Vista. Overall, disability-related discrimination was the most commonly reported—comprising 53 percent of all cases. Complaints concerning race (12 percent), retaliation (10 percent), and familial status (9 percent) were also regularly reported. Half of

all complaints filed (50 percent or 206 cases) were deemed to have no cause and another 28 percent (115 cases) were conciliated or settled. Fair housing testing was conducted in the County with a total of 118 sites tested for familial status, race, and disability (reasonable accommodation). Disparate treatment was found at 16 sites for all variables: five cases for familial status, six cases for race, and five cases for disability.

LOCAL TRENDS

The City of Vista has a long history of communicating and collaborating with other governmental and non-governmental agencies to address housing, health, and other related issues. The City participates in the HOME Consortium, Alliance for Regional Solutions (North County San Diego), Mortgage Credit Certificate programs, contracts with the Legal Aid Society of San Diego to prevent housing discrimination within the city of Vista, and is a subcommittee member of the San Diego Regional Alliance for Fair Housing. The County of San Diego administers the Section 8 program for the City of Vista and many of the other jurisdictions in the county.

The City currently has affordable housing agreements with several affordable housing developers (Affirmed, Wakeland, Monarch and Community Housing Works) and relationships with several others. Staff works closely with the County of San Diego Health and Human Services Administration as well as not-for profit health and mental health providers, including Vista Community Clinic and Palomar Family Counseling. Additionally, the City of Vista partners with the Legal Aid Society of San Diego (LASSD) to prevent housing discrimination within the city of Vista. LASSD is contracted to ensure that landlords and property managers, non-profit agencies, City and other government staff, the greater community, and other audiences have access to education regarding Fair Housing law and issues. LASSD and the City partner to disseminate information about the Vista Fair Housing program through a variety of channels in a manner that informs the community of the program and its services and strategically targets those residents and businesses most likely to benefit from fair housing education and advocacy. Included in the outreach are four annual public seminars on fair housing laws and issues, including at least one offered in Spanish to ensure accessibility to monolingual Spanish speakers. LASSD investigates all fair housing complaints brought to the organization and maintains a publicized system for receiving fair housing referrals and resolving or redirecting cases for resolution.

Other non-governmental agencies the City works closely with include, but are not limited to: Operation HOPE, Alpha Project, North County Lifeline, Interfaith Community Services, Boys & Girls Club of Vista, TERI Inc., and The Angel's Depot. The City encourages agencies to work together to leverage resources and prevent duplication of services for the betterment of the people being served. Table 2 shows the local housing and social service organizations that are active in the city. These organizations were consulted as part of Vista's 2020-2025 CDBG Consolidated Plan to inform and advise on the allocation of CDBG funds.

Table 2: Organizations Active in Vista

Organization	Activities and Capacity
2-1-1 San Diego	Provides access to services and data for community planning
Alliance for Regional Solutions	Funding for Emergency Shelters
County of San Diego: Health and Human Services Agency, Housing and Community Development Services, Office of Emergency Services	Rental assistance and other housing services
Legal Aid Society of San Diego	Legal assistance with housing
Vista Community Clinic	Healthcare provider

Source: 2020-2024 CDBG Consolidated Plan.

FAIR HOUSING ENFORCEMENT

From October 1, 2014 to September 30, 2019, 11 fair housing complaints in Vista were filed with HUD. Of these 11 cases, 6 were related to disability, 2 were related to familial status, 2 were related to national origin, and 1 was related to race. Overall, cases in Vista comprised of 2.4 percent of the cases in San Diego County. In the 43 fair housing audits conducted in the City of Vista, four variables were tested: disability (reasonable accommodation and reasonable modification), sexual orientation, and race. The tests found that individuals were discriminated against on the basis of disability and race.

FAIR HOUSING OUTREACH AND ENFORCEMENT: CONTRIBUTING FACTORS

- Discriminatory lending practices
- Hispanic Concentration
- Language Barriers

SEGREGATION AND INTEGRATION PATTERNS AND TRENDS

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

RACE

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. To assist in this analysis of integration and segregation, HCD and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Task force to “provide research, evidence based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table 3 shows the full list of indicators. The

opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

TABLE 3: DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS

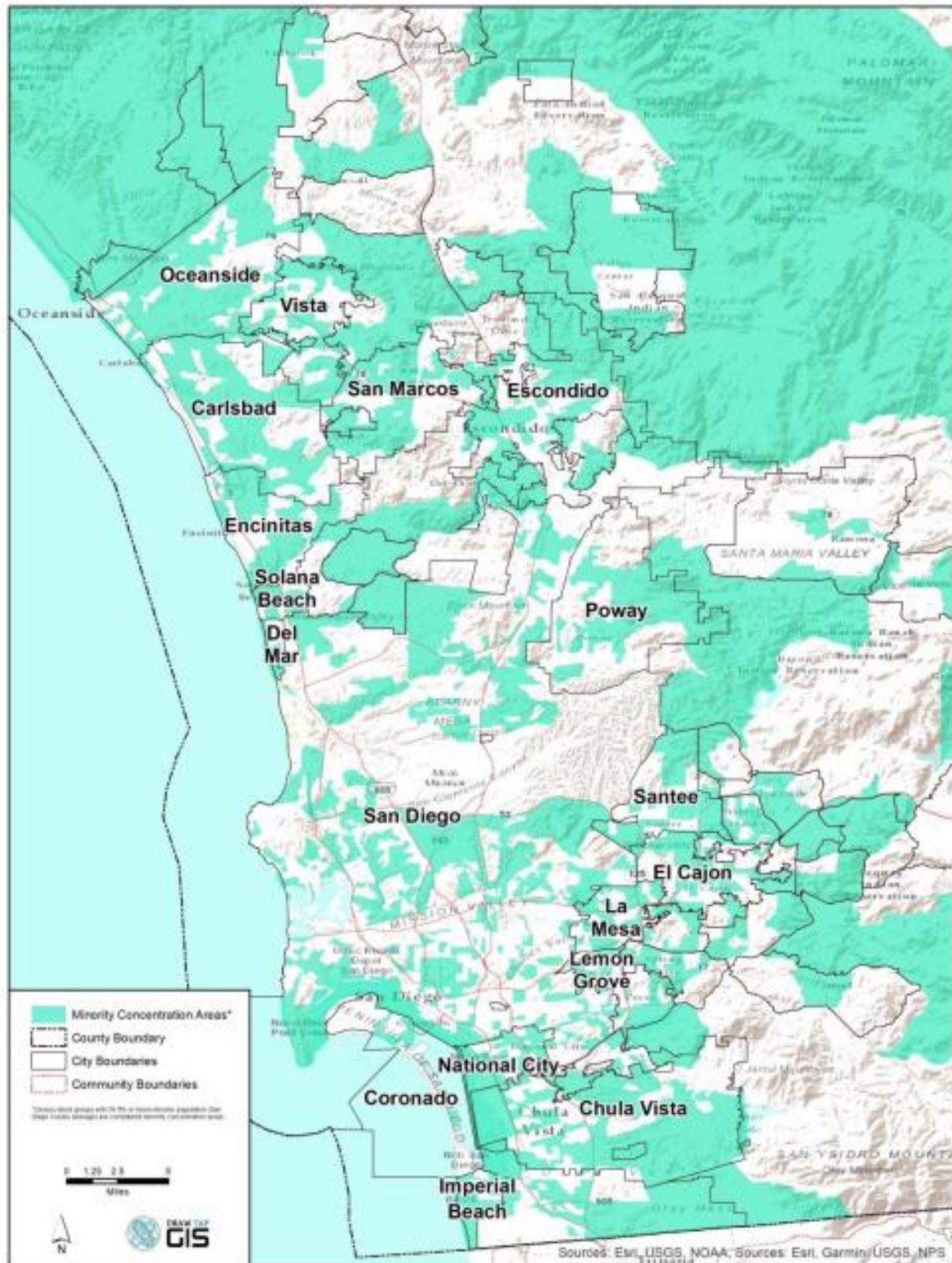
Domain	Indicator
Economic	Poverty, Adult Education, Employment, Job Proximity, Median Home Value
Environmental	CalEnviroScreen 3.0 pollution Indicators and Values
Education	Math proficiency, Reading proficiency, High school Graduation Rates, Student Poverty Rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

REGIONAL TRENDS

According to the California Fair Housing Task Force’s 2021 opportunity maps areas with high segregation and poverty are located in the Southern County, specifically in Chula Vista, National City, and the City of San Diego. As shown on Figure 1, there is a significant amount of concentrated minority areas throughout the region.

FIGURE 1: MINORITY CONCENTRATED AREAS (SAN DIEGO REGION)



SOURCE: REGIONAL ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING CHOICE (2020-2025)

LOCAL TRENDS

As discussed further in Chapter 2 of the Housing Element, the City of Vista has become increasingly diverse in terms of race, ethnicity, and culture. Hispanic/Latino residents comprise the largest racial/ethnic group in Vista, followed by non-Hispanic White residents. The proportion of non-Hispanic White residents has consistently declined from 50 percent in 2000 to 40 percent in 2018. In contrast, Hispanic/Latino residents comprised 39 percent of the community in 2000 and increased to 50 percent by 2018. Asian/Pacific Islander and African American residents continue to comprise less than 5 percent of the population. Table 4 provides index scores or values (ranging from 0 to 100) for Vista for each race/ethnicity.

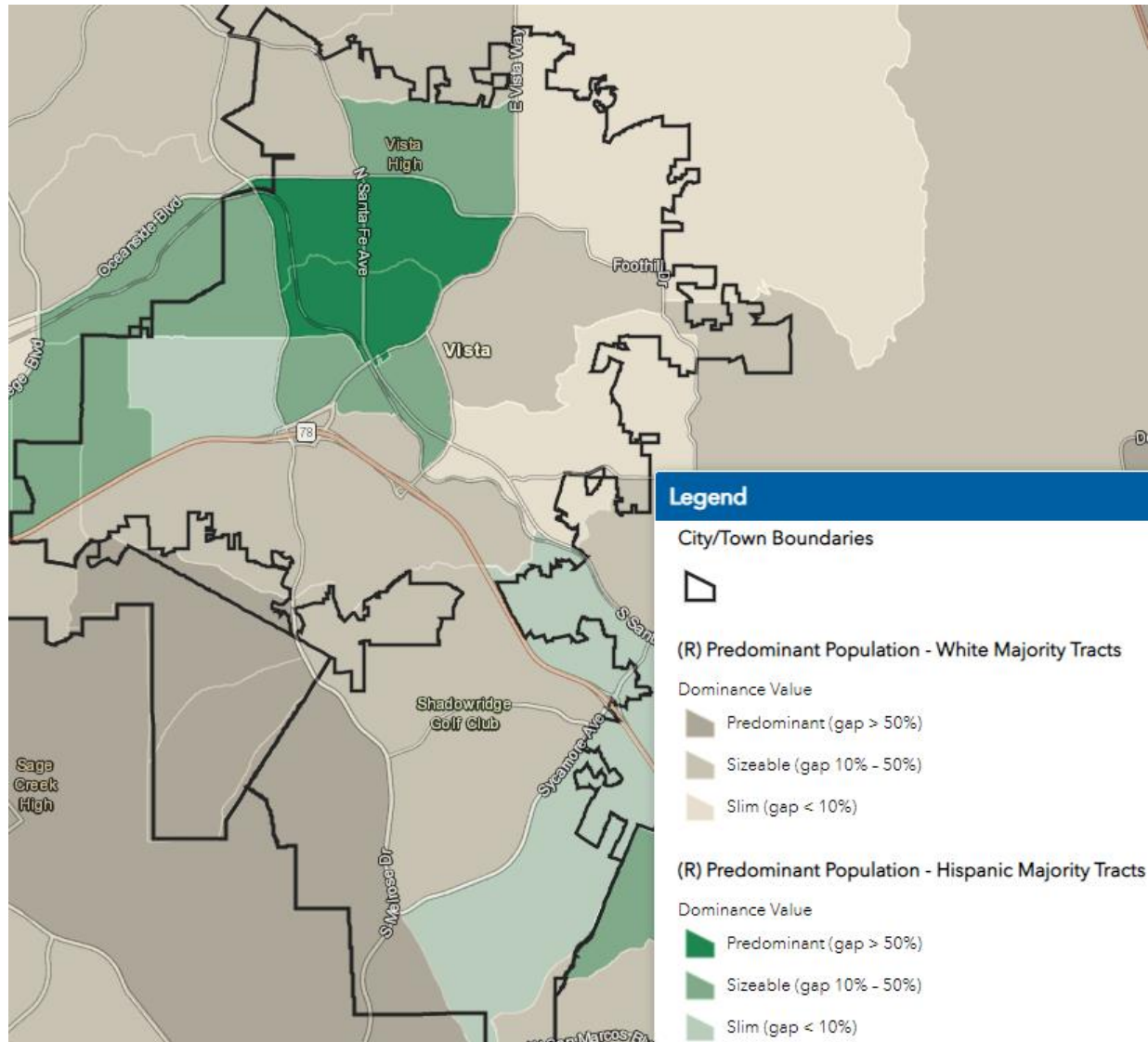
TABLE 4: OPPORTUNITY INDICATORS BY RACE/ETHNICITY (VISTA)

Total Population	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
White, Non-Hispanic	42.50	45.98	33.25	87.97	66.11	53.16	46.57
Black, Non-Hispanic	41.84	42.91	29.49	89.43	68.67	52.55	44.7
Hispanic	37.97	32.22	26.59	90.00	68.53	48.01	41.73
Asian or Pacific Islander, Non-Hispanic	43.33	47.70	33.89	88.5	66.78	54.41	45.63
Native American, Non-Hispanic	39.87	39.52	28.71	89.24	67.84	53.47	43.49
Population Below Federal Poverty Line							
White, Non-Hispanic	39.91	39.30	30.72	88.80	67.05	50.27	45.17
Black, Non-Hispanic	30.99	49.43	34.35	89.18	67.87	55.12	45.40
Hispanic	32.99	29.16	24.82	90.26	68.64	48.35	40.60
Asian or Pacific Islander, Non-Hispanic	40.76	51.93	30.98	89.65	69.40.56.11	46.67	
Native American, Non-Hispanic	39.96	24.06	26.20	89.68	65.39	51.54	51.34

Source: Regional Analysis of Impediments (AI) to Fair Housing Choice (2020-2025)

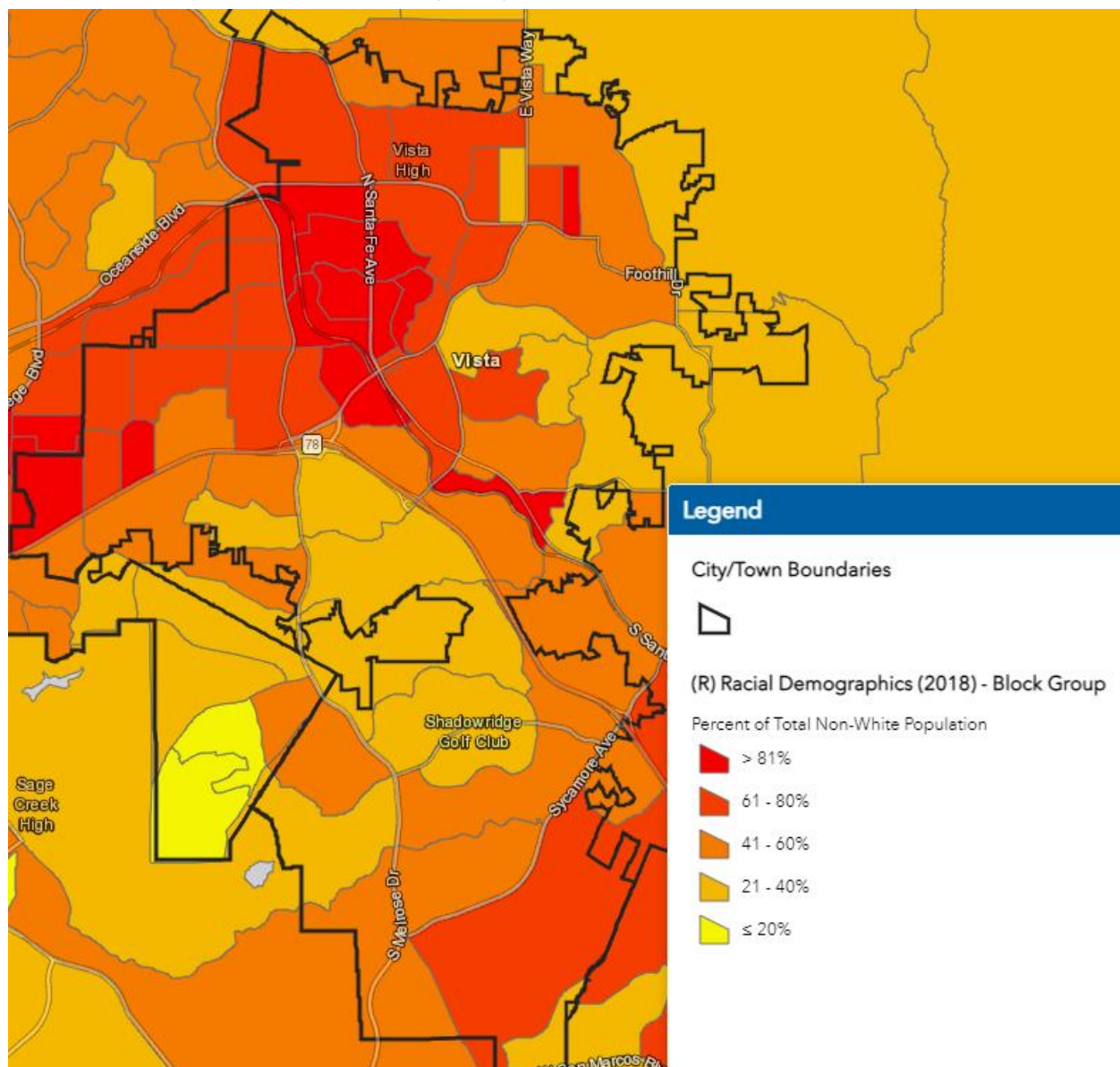
Race is a known contributor to unfair housing practices. The existence of concentrations of minorities living in one location may be an indicator that some minority groups in Vista do not have as many housing choices as nonminority residents. Figure 2 shows the predominant populations of white and Hispanic populations within each census tract and Figure 3 shows the percent of nonwhite residents within each block group. Vista has concentrations of Hispanic residents north of State Route 78 within the older neighborhoods of Townsite Specific Planning Area and along N. Santa Fe Avenue corridor where older housing stock and large apartment complexes are generally predominant. This disparity can lead to language barriers, unfair lending practices, and concentrations of lower- and moderate-income populations.

FIGURE 2: PREDOMINANT POPULATION - WHITE AND HISPANIC (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

FIGURE 3: RACIAL DEMOGRAPHICS (VISTA)



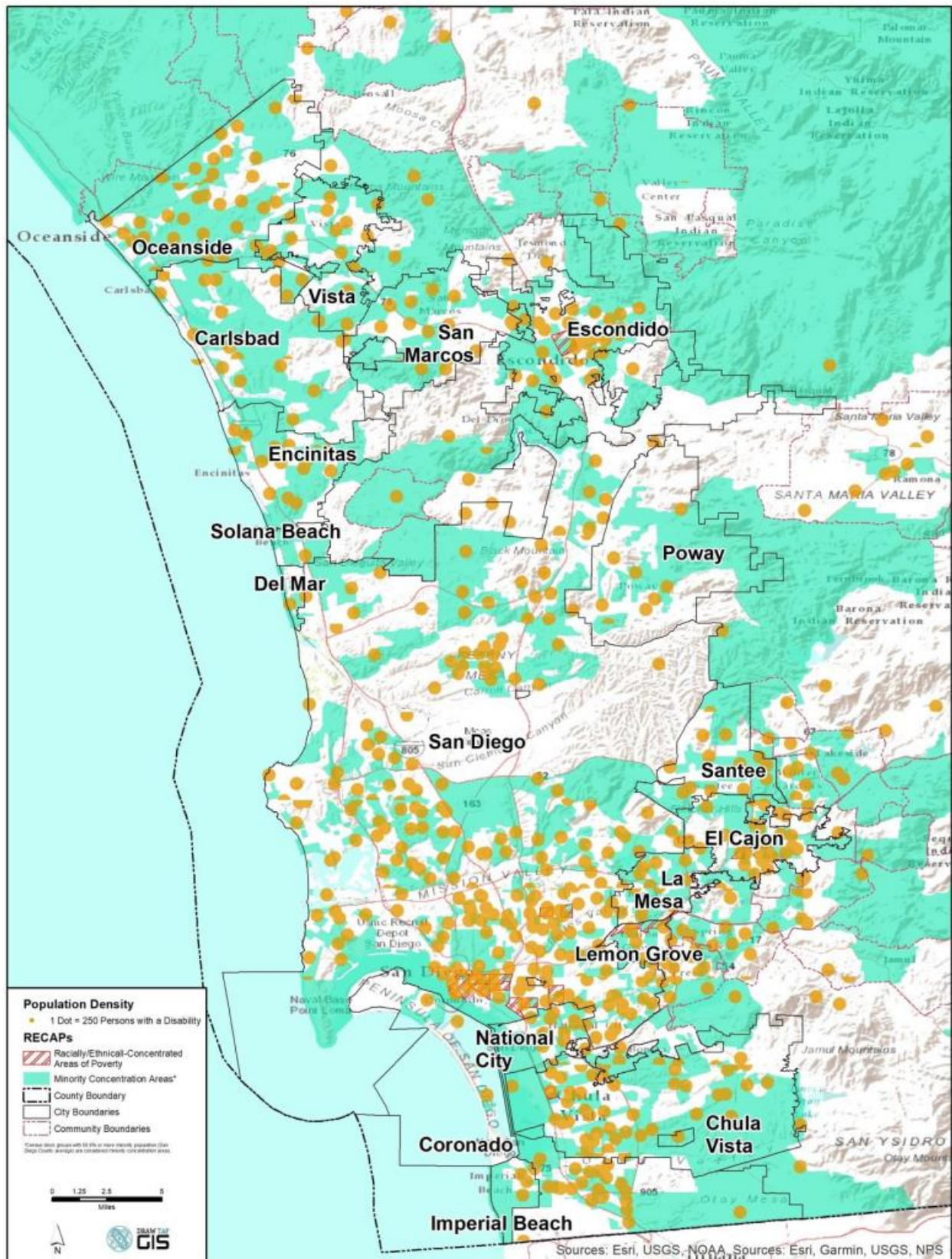
SOURCE: AFFH DATA VIEWER, 2021

PERSONS WITH DISABILITIES

REGIONAL TRENDS

Housing choices for special needs groups, specifically for persons with disabilities, are limited in the region. According to the 2014-2018 ACS, roughly 31 percent of Vista's senior population was listed as having one or more disability. Many persons with disabilities also face cost burden problems due to their relatively fixed incomes. Figure 4 shows areas in the San Diego region with concentrations of persons with a disability compared to RECAP and minority concentration areas. Much of the County contains high concentrations of persons with disabilities and minority areas.

FIGURE 4: PERSONS WITH DISABILITIES (SAN DIEGO COUNTY)

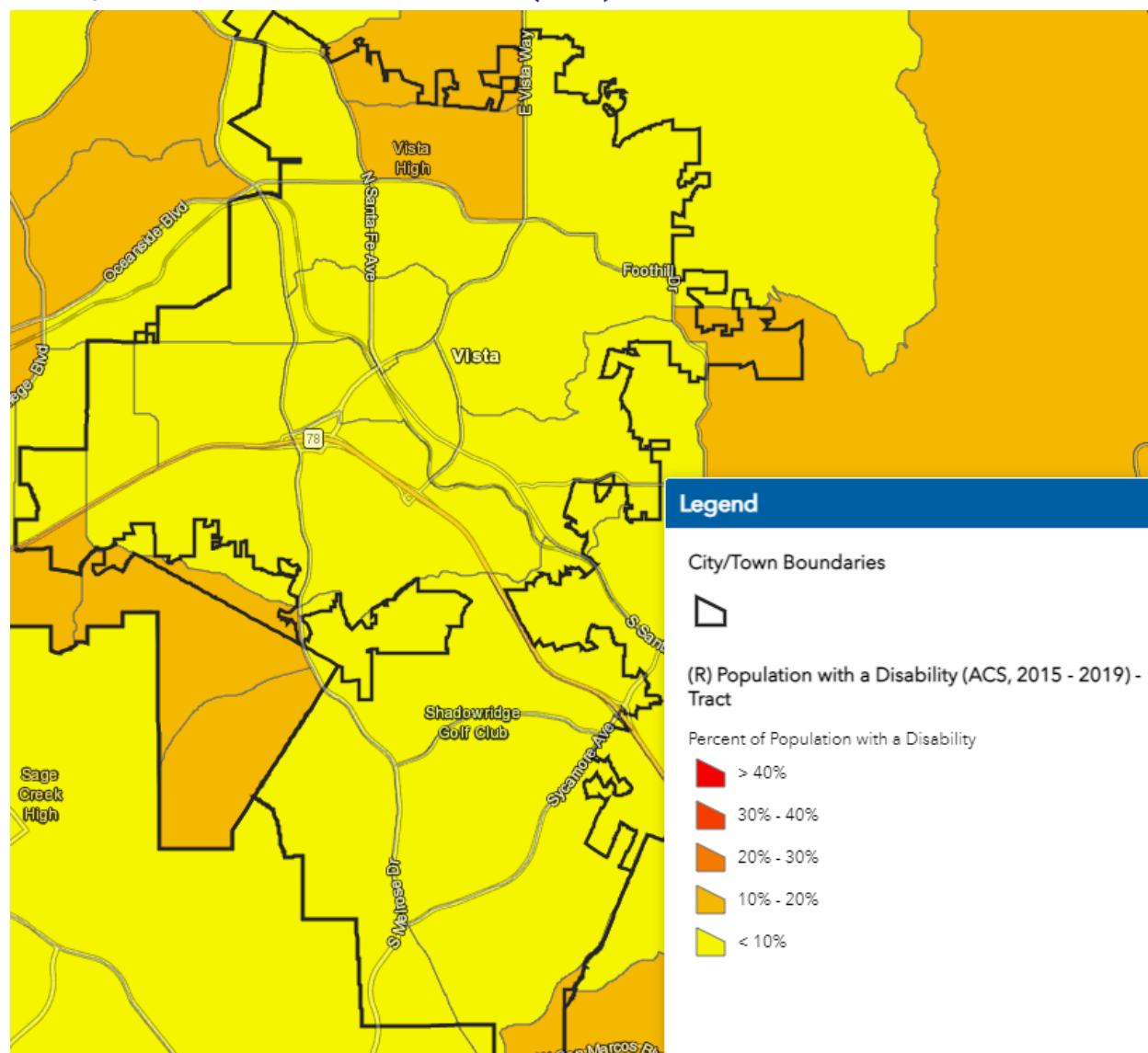


SOURCE: REGIONAL ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING CHOICE (2020-2025)

LOCAL TRENDS

According to the Regional AI, a total of 7,396 persons with disabilities reside within the city of Vista. Of the city's total population, less than 0.1 percent of persons with disabilities are between the ages of 0 and 5 years old whereas approximately 0.1 percent are between the ages of 5 and 17 years old. Furthermore, 1.2 percent of persons with disabilities are between the ages of 18 and 64 years old, population and 1 percent of persons with disabilities are age 65 and older. Figure 5 depicts the percentage of population with disabilities throughout the city. With the exception of a few census tracts along the northern, southern, and eastern border of the city, most of Vista has low concentration of individuals with a disability.

FIGURE 5: POPULATION WITH A DISABILITY (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining child to a specific location, are also fair housing concerns. Single parent households are also protected by fair housing law. Female headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

REGIONAL TRENDS

More than 67 percent of all households within the County of San Diego are family households. Nationally, HUD data show that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.³ While the language in federal law about familial status discrimination is clear, the guidelines landlords can use to establish occupancy can be very vague. Although landlords can create occupancy guidelines based on the physical limitations of the housing unit, landlords often impose strict occupancy limitations precluding large families with children. Certain jurisdictions in the county had a higher than average proportion of family households with children and, therefore, may be more vulnerable to this type of discrimination. Table 5 shows a breakdown of each household type in the County.

Table 5: Household Type (San Diego County)

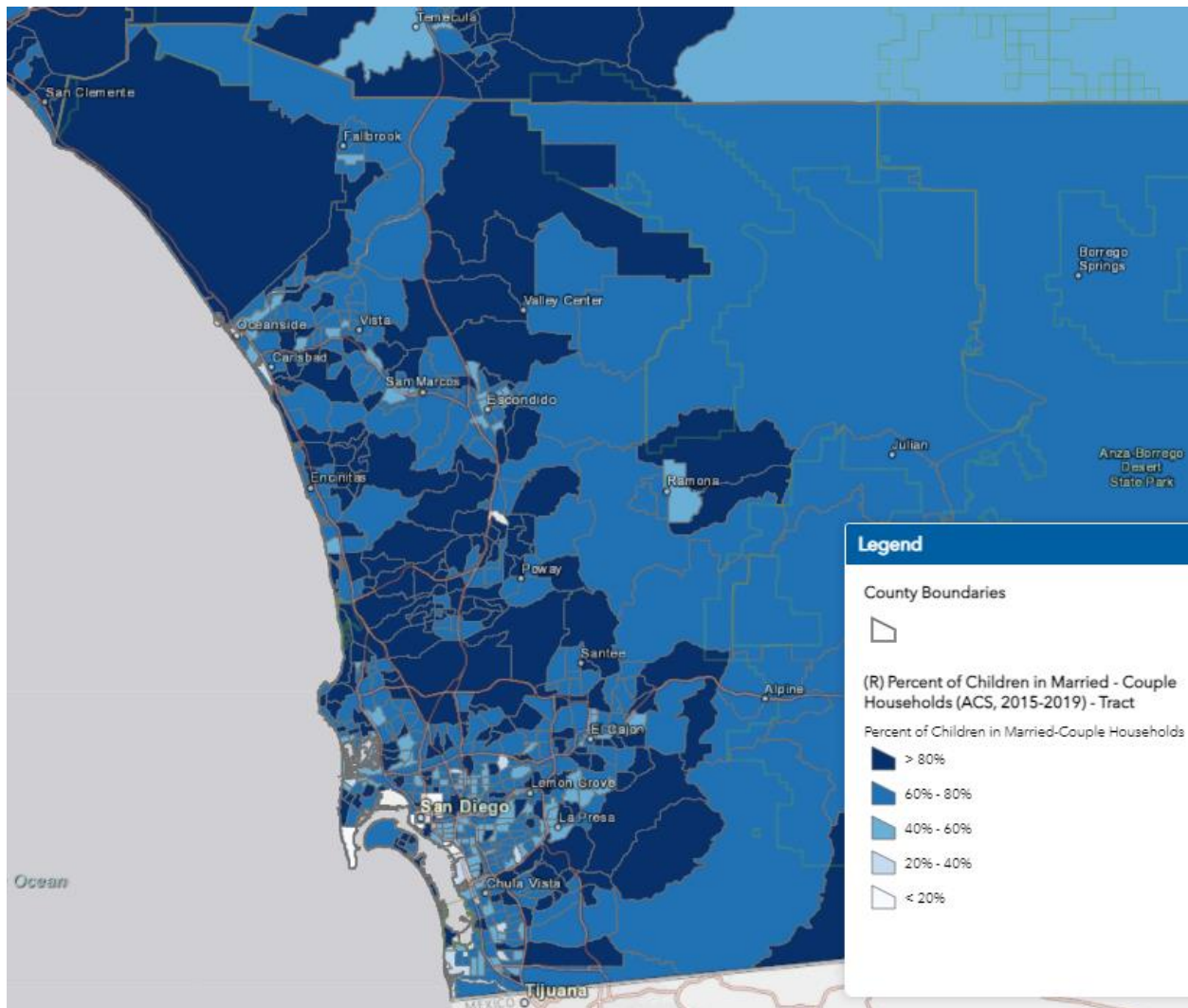
Household Type	2010		2017	
	Number of Households	Percent of Households	Number of Households	Percent of Households
Family Households	720,480	66.30%	747,245	67.20%
Married with Children	263,046	24.20%	259,963	23.40%
Married – no Children	268,879	24.70%	296,702	26.70%
Other Family with Children	113,072	10.40%	112,172	10.10%
Other Family – no Children	75,483	6.90%	78,408	7.10%
Non-Family Households	366,385	33.70%	364,494	32.80%
Single, non-senior	174,593	16.10%	169,854	15.30%
Single, senior	86,624	8.00%	96,591	8.70%
Total County	1,086,865	100.00%	1,111,739	100.00%

Source: San Diego Regional AI, 2020

The proportion of families with dependent children was highest in the City of Chula Vista (39.9 percent) and Poway (37.7 percent). The proportion of families with children in the unincorporated areas (31.5 percent) is similar to the countywide proportion (30.2 percent). Close to nine percent of households in the county included senior members and six percent of households were female-headed households with children. Figure 6, Figure 7, Figure 8, and Figure 9 show the familial patterns and trends throughout the region. Familial status patterns are similar across cities in the northern portion of San Diego County.

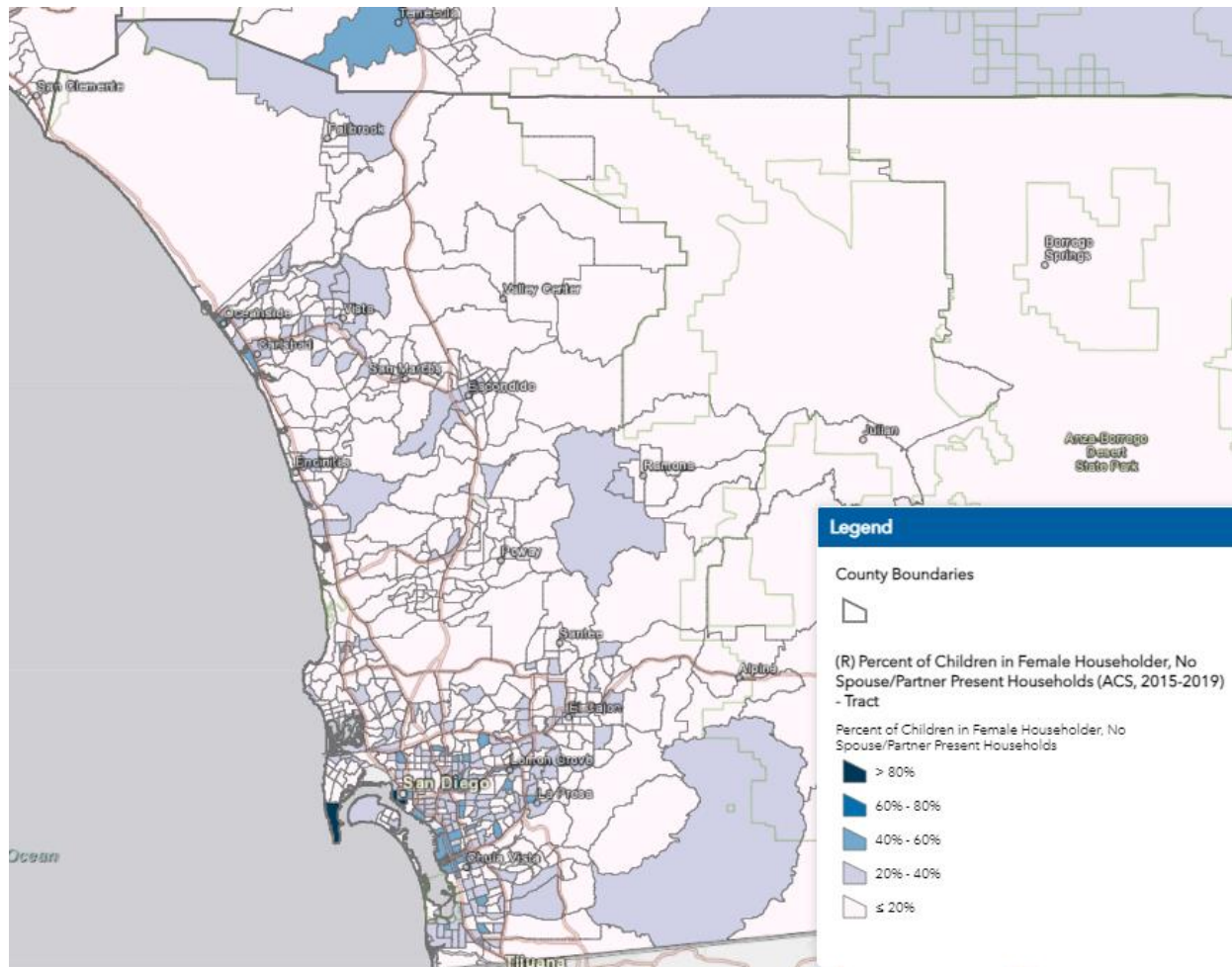
³ U.S. Department of Housing and Urban Development. "Annual Report on Fair Housing FY 2017".

FIGURE 6: CHILDREN IN MARRIED – COUPLE HOUSEHOLDS (REGION)



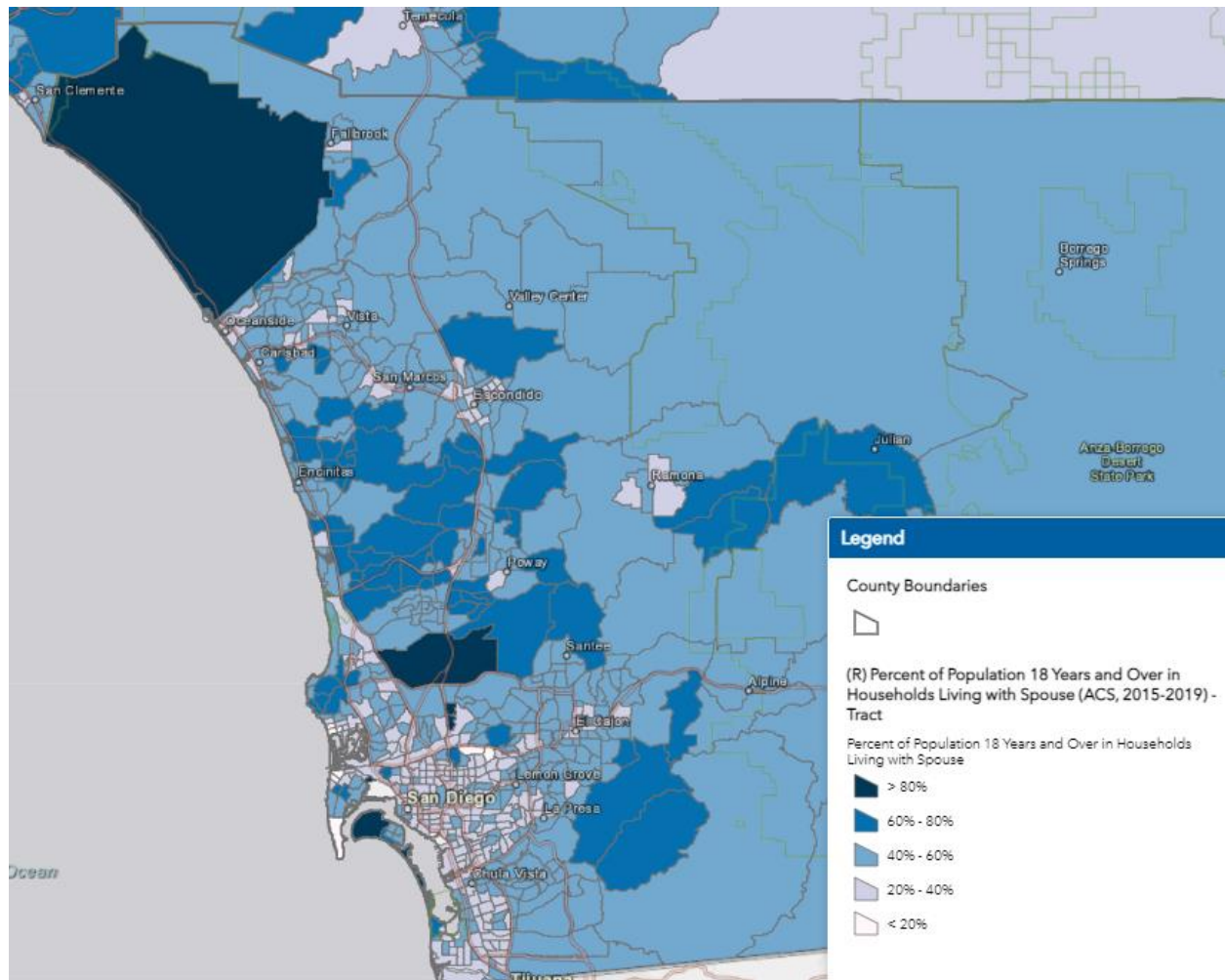
Source: AFFH Data Viewer, 2021

FIGURE 7: FEMALE HEADED HOUSEHOLDS WITH CHILDREN, NO SPOUSE/PARTNER PRESENT (REGION)



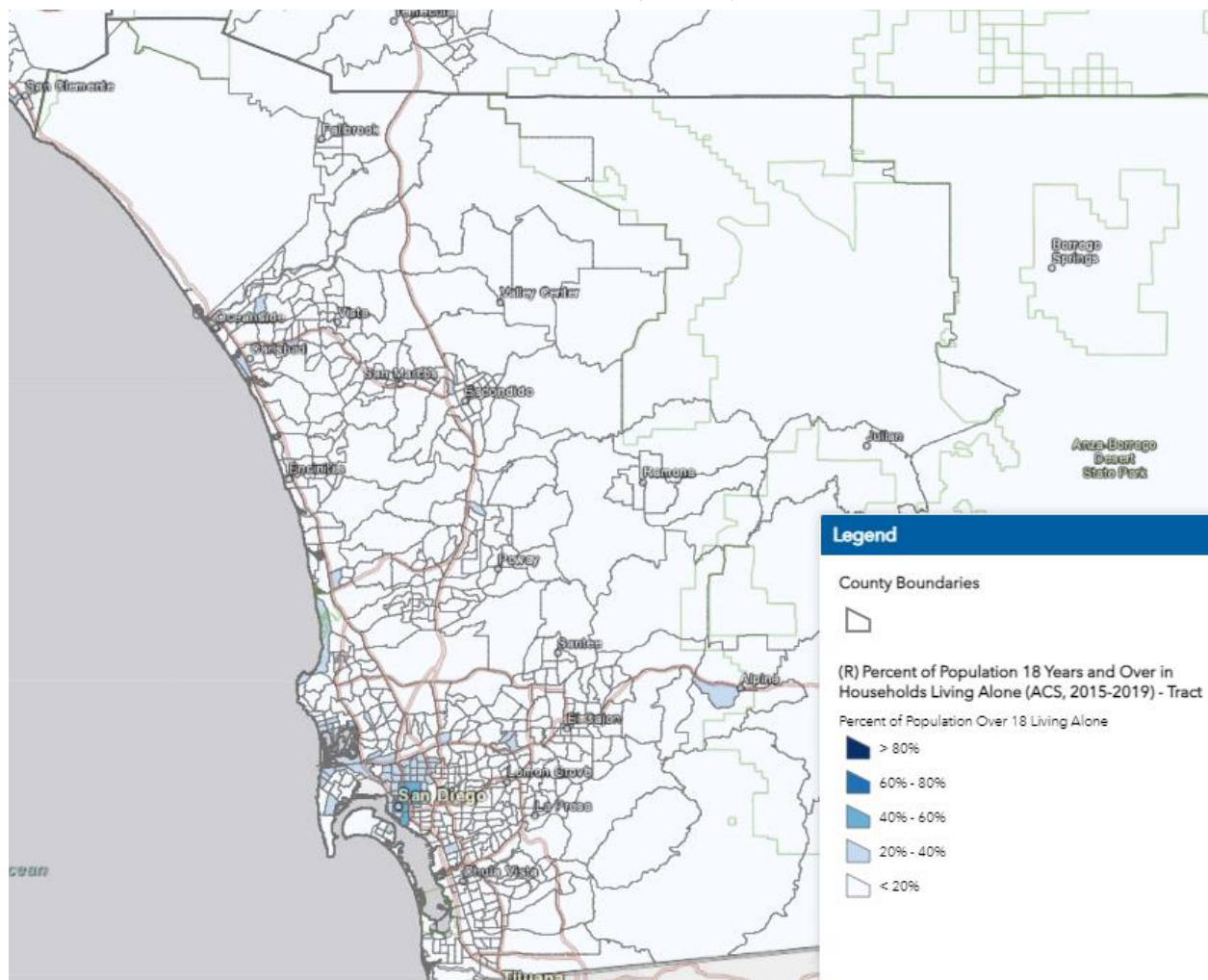
Source: AFFH Data Viewer, 2021

FIGURE 8: POPULATION OF ADULTS LIVING WITH SPOUSE/PARTNER (REGION)



Source: AFFH Data Viewer, 2021

FIGURE 9: POPULATION OF ADULTS LIVING ALONE (REGION)



Source: AFFH Data Viewer, 2021

LOCAL TRENDS

Vista had 30,275 households in 2018, a 4.6 percent increase since 2000. As shown in Table 6, 72.3 percent of Vista households in 2018 were families. This provides an accurate representation of Vista as it is known to be a community for families to live, work and play. The proportion of single households and other non-family households remained relatively static from 2000 to 2019. However, within the single households, the proportion of elderly persons living alone declined modestly. Between 2000 and 2018, the average household size has increased from 3.03 to 3.19.

Table 6: Household Characteristics

Household Type	1990		2000		2010		2018		Percent Change (1990-2018)
	#	%	#	%	#	%	#	%	
Households	25,371	100%	28,877	100%	29,317	100.00%	30,275	100.00%	19.30%
Family Households	18,471	72.80%	20,783	72.00%	21,119	72.00%	21,903	72.30%	18.60%
Married with Children	7,190	28.30%	8,345	28.90%	7,354	25.10%	7,530	24.90%	4.70%
Married No Children	7,560	29.80%	7,153	24.80%	7,670	26.20%	7,895	26.10%	4.40%
Other Families	3,721	14.70%	5,285	18.30%	6,095	20.80%	6,478	21.40%	74.10%
Non-Family Households	6,900	27.20%	8,094	28.00%	8,198	28.00%	8,372	27.70%	21.30%
Singles	5,077	20.00%	5,924	20.50%	5,784	19.70%	5,884	19.40%	15.90%
Elderly Living Alone	2,029	8.00%	2,091	7.20%	1,963	6.70%	2,178	7.20%	7.30%
Other Non-Families	1,823	7.20%	2,170	7.50%	2,414	8.20%	--	--	--
Average Household Size	2.78		3.03		3.13		3.19		14.70%

Source: Bureau of the Census, 1990-2010. American Community Survey 2014-2018

Families, particularly female-headed families, are disproportionately affected by poverty. In 2010, 14 percent of the city's total residents (12,946 persons) were living in poverty. Approximately 25 percent of female-headed households with children had incomes below the poverty level. The 2014-2018 ACS reports that 15 percent of the city's population and 27 percent of female-headed families with children were living below the poverty level. Figure 10 shows the areas with high percentages of single-parent female households with children. Areas with low to moderate concentration (20-40 percent) are scattered around the city, specifically in the north. Figure 11 shows a high concentration of children living in married couple households occurring in the central portion of the city. Vista does not have any areas with high concentrations of single-parent female households, adults living alone, or adults living with a spouse. The high concentration of children living in married couple households in Vista can be correlated to housing values as well as the quality of schools, parks, and other services provided to the residents of Vista.

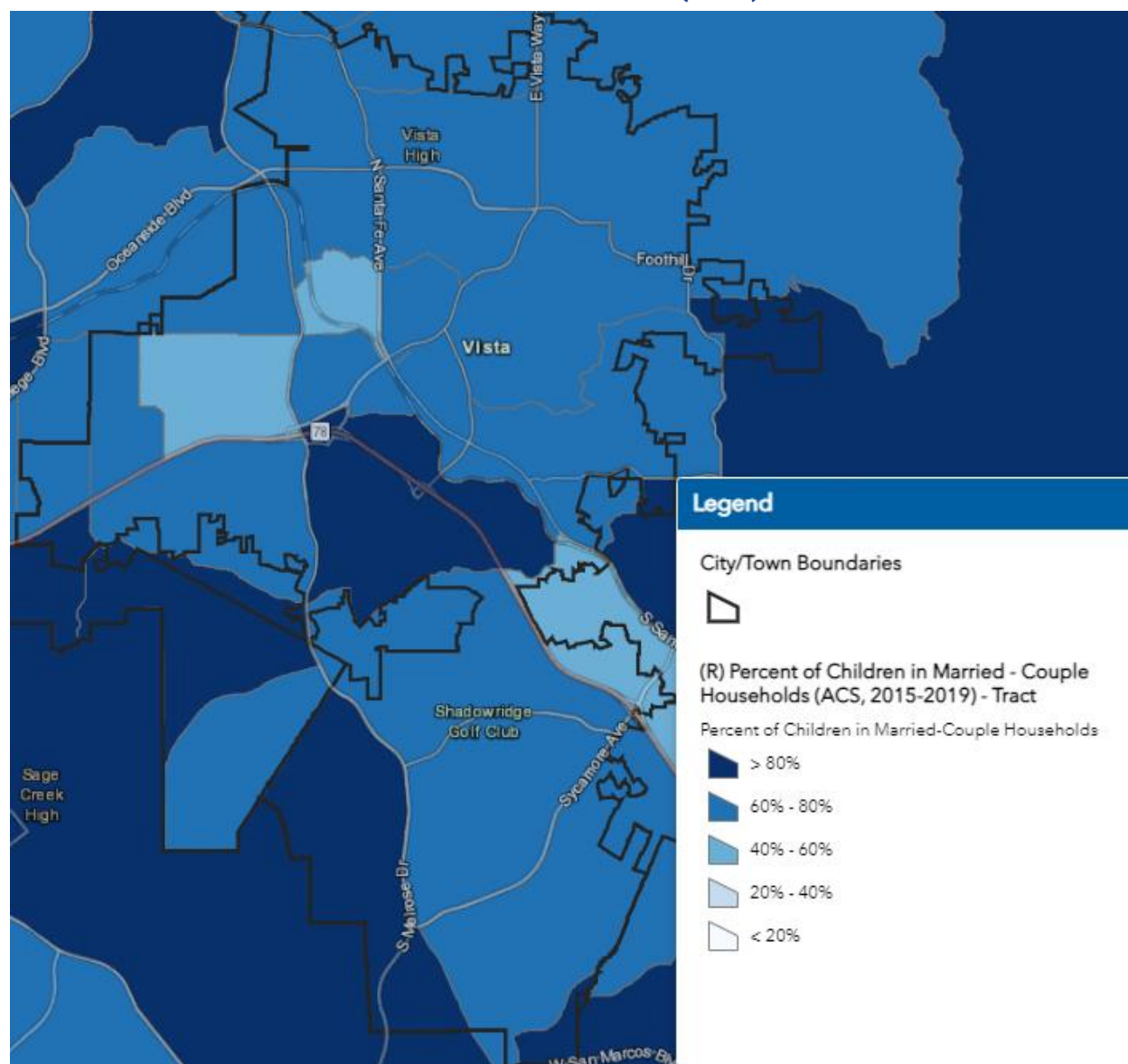
(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

Percent of Children in Female Householder, No Spouse/Partner Present Households

- > 80%
- 60% - 80%
- 40% - 60%
- 20% - 40%
- ≤ 20%

June 2021

FIGURE 11: CHILDREN IN MARRIED – COUPLE HOUSEHOLDS (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

INCOME

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher income households are more likely to own rather than rent housing. 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.

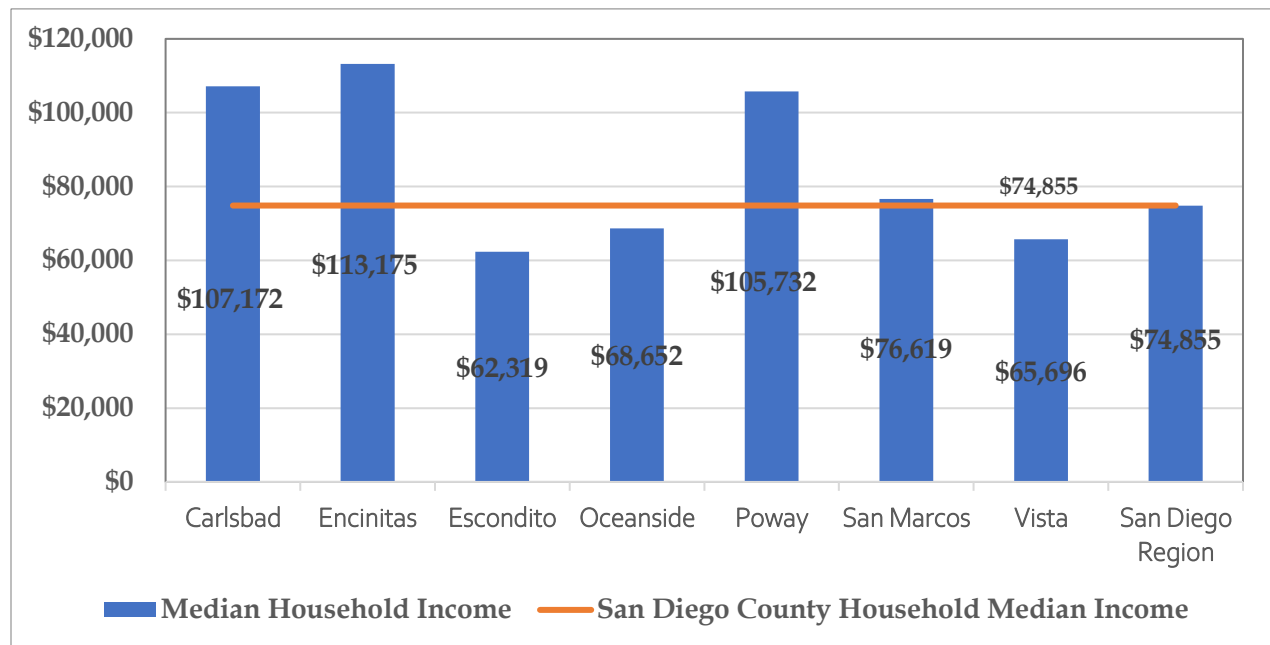
REGIONAL TRENDS

LMI areas are concentrated in three areas in the County. In the northern county area, LMI areas are seen at Camp Pendleton and in the cities of Oceanside, Vista, San Marcos, and Escondido, in a pattern generally

following State Route 78. In the southern portion of the County, cluster of LMI areas are seen in the central and southern areas of the City of San Diego and continuing down to the U.S./Mexico border.

Household incomes in Vista tend to be lower than those in the region as a whole. The ACS estimates the median household income in Vista between 2014 and 2018 at \$65,696, compared to \$74,855 in the County. Figure 12 compares household incomes in Vista, surrounding cities, and the San Diego region between 2014 and 2018.

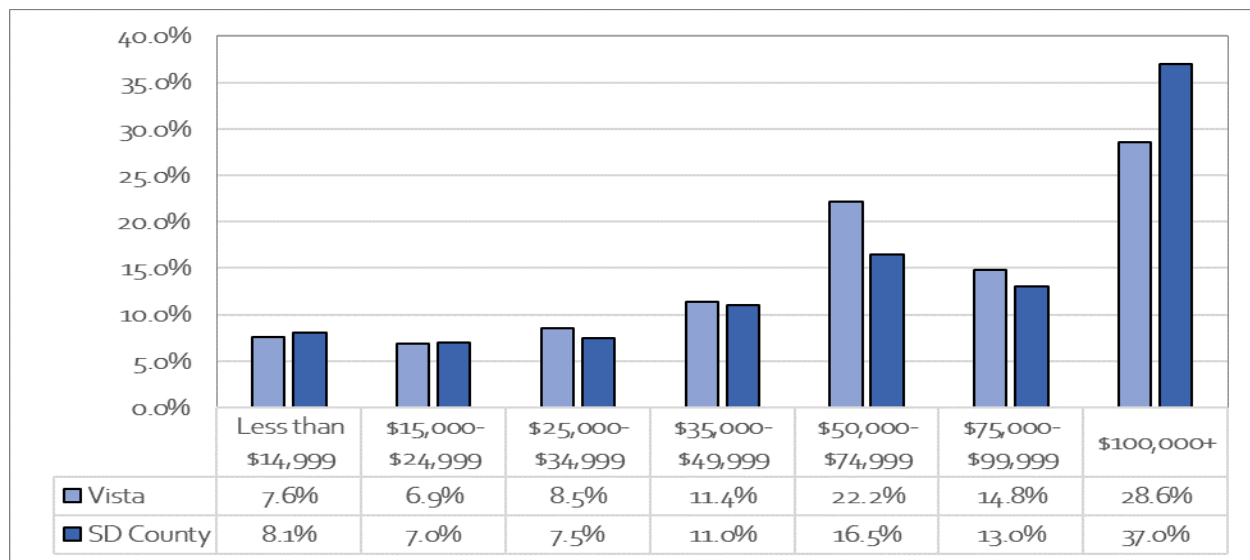
FIGURE 12: MEDIAN HOUSEHOLD INCOME (2014-2018)



Source: Bureau of the Census, American Community Survey American Community Survey, 2014-2018.

Figure 13 shows direct comparisons between the household incomes of Vista and San Diego County as a whole. nearly 15 percent of Vista households earned less than \$25,000 during the 2014-2018 period. By contrast, about 29 percent of Vista households earned \$100,000 or more. Unlike the County, the Vista's income distribution during this time period was skewed toward the lower and moderate-income categories. Race/ethnicity can indicate housing need to the extent that different race/ethnic groups earn different incomes. Overall, lower-income households represented just over 28 percent of all households in San Diego County.

FIGURE 13: HOUSEHOLD INCOME (2014-2018)



Source: Bureau of the Census, American Community Survey American Community Survey, 2014-2018.

Figure 14 shows the Lower- and Moderate- Income areas in the county by Census block group. Low- and moderate-income. In the northern part of the county, LMI areas are seen at Camp Pendleton and in the cities of Oceanside, Vista, San Marcos, and Escondido, in a pattern generally following State Route 78. In the southern portion of the county, clusters of LMI areas are seen in the central and southern areas of the City of San Diego and continuing down to the U.S./Mexico border. In the East County areas, there are vast LMI areas in sparsely populated parts of the unincorporated county and in the City of El Cajon.

LOCAL TRENDS

Vista's median household income is almost \$10,000 less than the regional median income (Figure 13). Additionally, with the exception of Escondido, Vista has the lowest median household income of the surrounding cities, significantly lower than Carlsbad and Encinitas. Between 2012 and 2016, approximately 44 percent of Vista households earned moderate or above moderate-incomes (Table 7), while 56 percent of households had lower-incomes.⁴

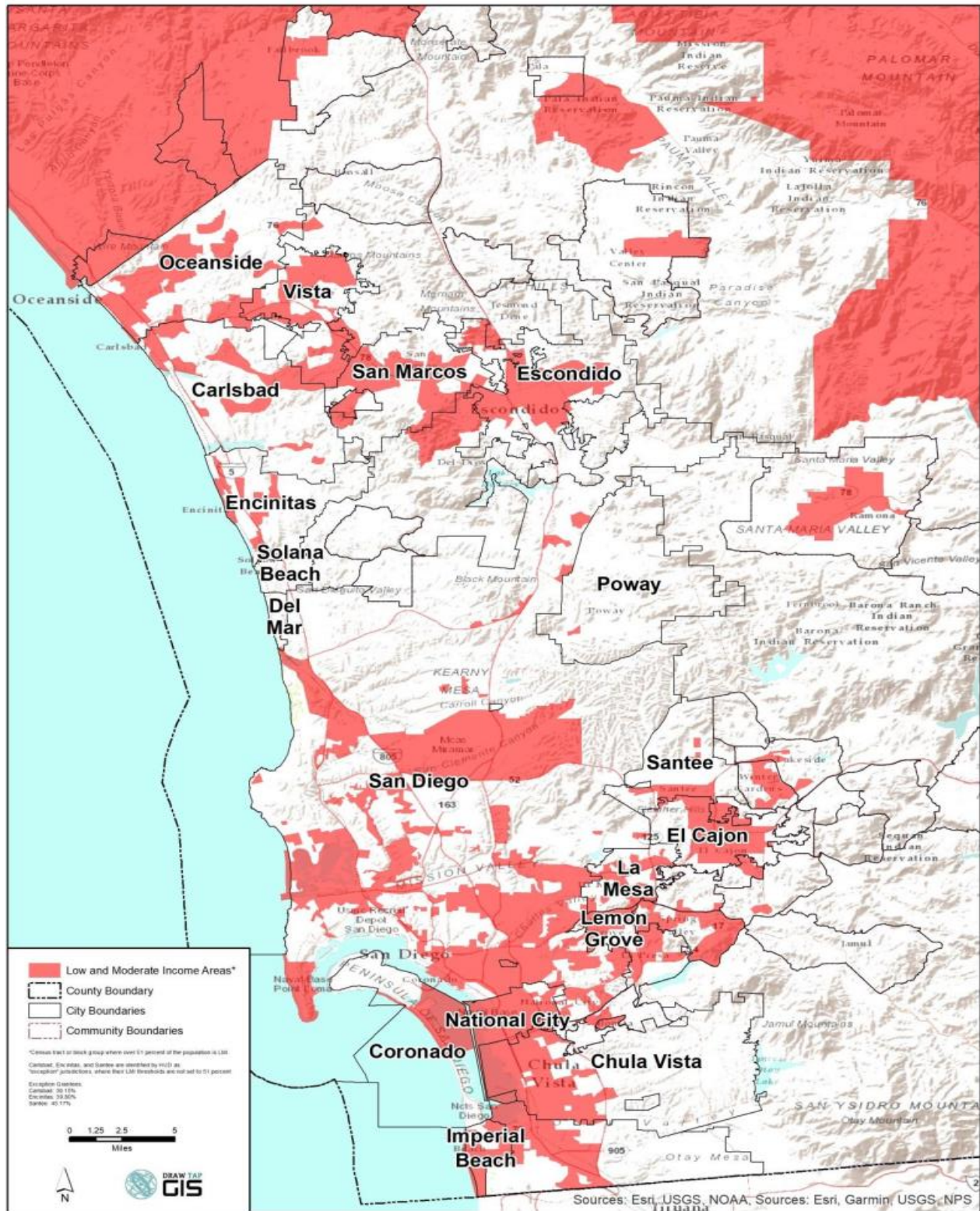
Table 7: Households by Income Category (2012-2016)

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	5,055	16.5%
Very Low (31 to 50% AMI)	5,760	18.8%
Low (51 to 80% AMI)	6,490	21.2%
Moderate or Above (over 80% AMI)	13,330	43.5%
Total	30,630	100.0%

Source: Department of Housing and Urban Development (HUD); Comprehensive Housing Affordability Strategy (CHAS), 2012-2016.

⁴ Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2012-2016 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.

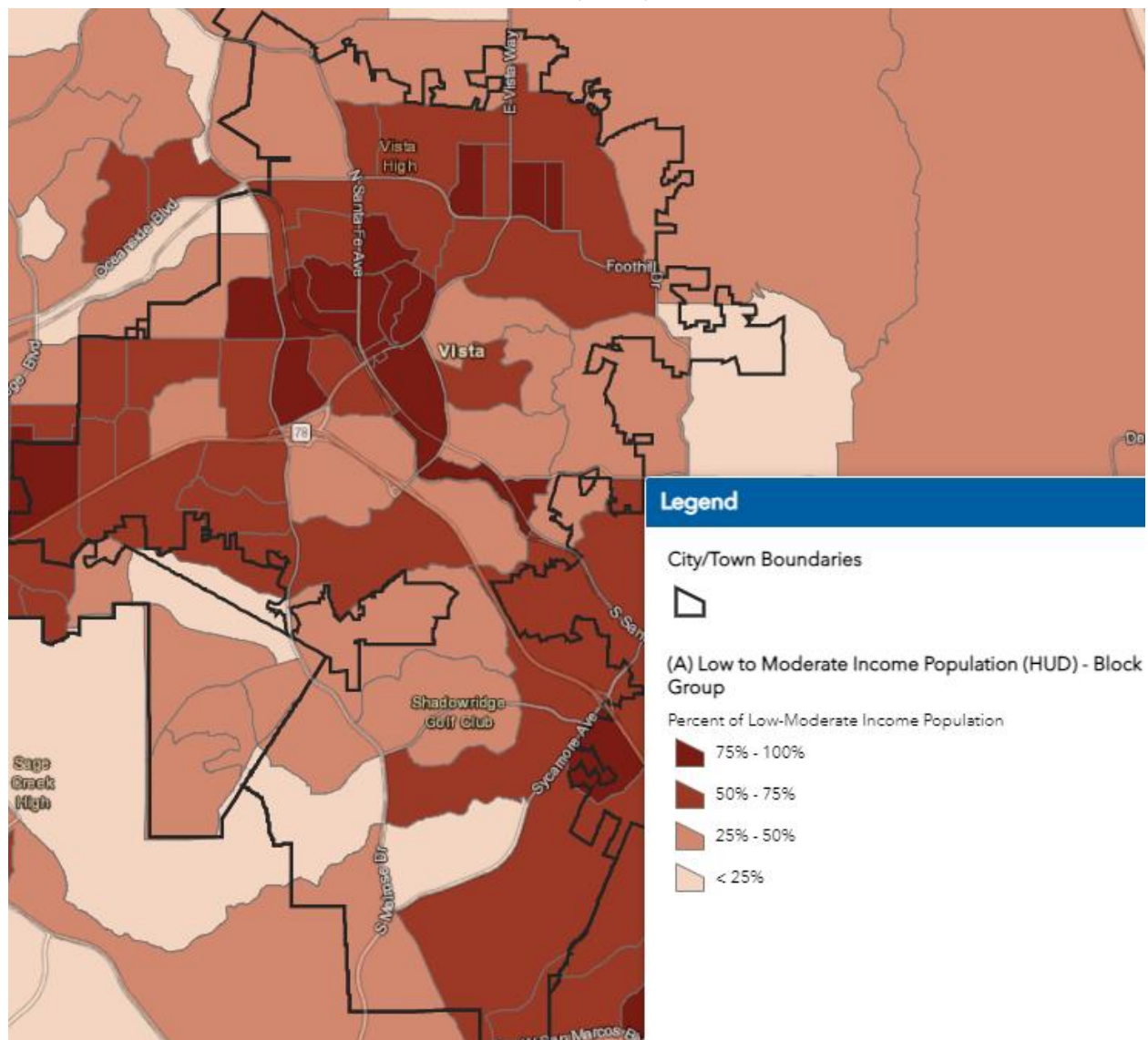
FIGURE 14: LOWER- AND MODERATE- INCOME AREAS IN SAN DIEGO COUNTY (SAN DIEGO REGION)



SOURCE: REGIONAL ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING CHOICE (2020-2025)

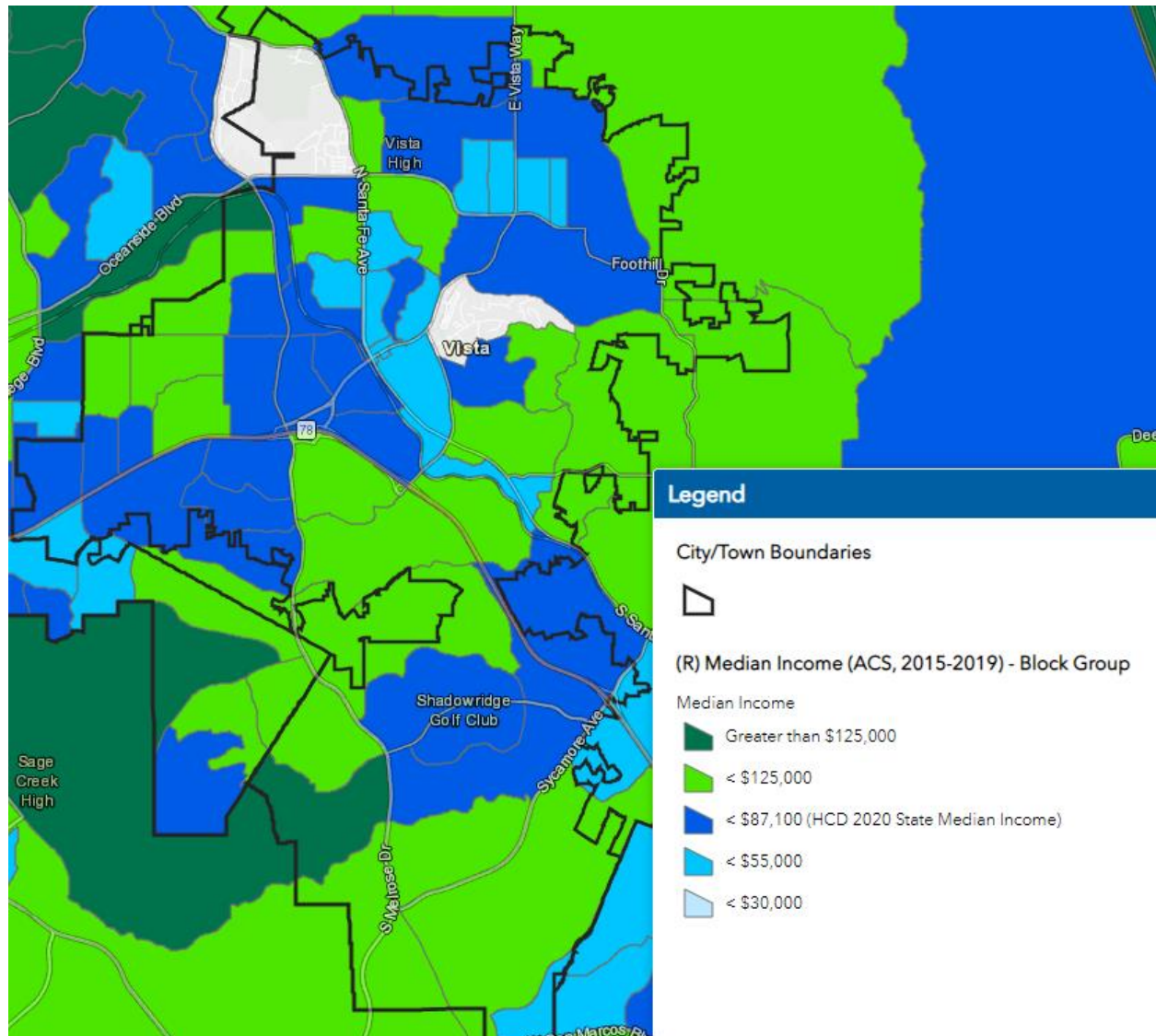
Lower and moderate households are located throughout the city, with concentrations north of State Route 78 (Figure 15) where the Townsite Specific Plan area is located along with other older neighborhoods that are comprised of older housing stock where households have more limited incomes available for housing related maintenance costs. Most of this area consists of median household incomes below \$87,100 (Figure 16). Increasing concentrations of low-income and poverty households are linked to racial and ethnic concentrations and can be an impediment to fair housing.

FIGURE 15: LOW TO MODERATE INCOME POPULATION (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

FIGURE 16: MEDIAN HOUSEHOLD INCOME (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

INTEGRATION AND SEGREGATION: CONTRIBUTING FACTORS

- Patterns of racial and ethnic concentration are present within some areas at the northern part of Vista located north of SR-78
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Discriminatory lending practices
- Location and type of affordable housing
- Unaffordable rents and sales

- Shortage of subsidized housing units
- Large farmworker population
- Limiting local land use policies
- Dominance of single-family housing, which is typically more expensive than multi-family

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY

To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. For an area to be identified as having a racial and ethnic concentration, the threshold is that a RECAP have a non-White population of 50 percent or more, within metropolitan or micropolitan areas. In locations outside these areas, where the non-White populations are likely to be much smaller than 50 percent, the threshold is set at 20 percent. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets either the racial or ethnic concentration and also meets the poverty test would be considered a RECAP.

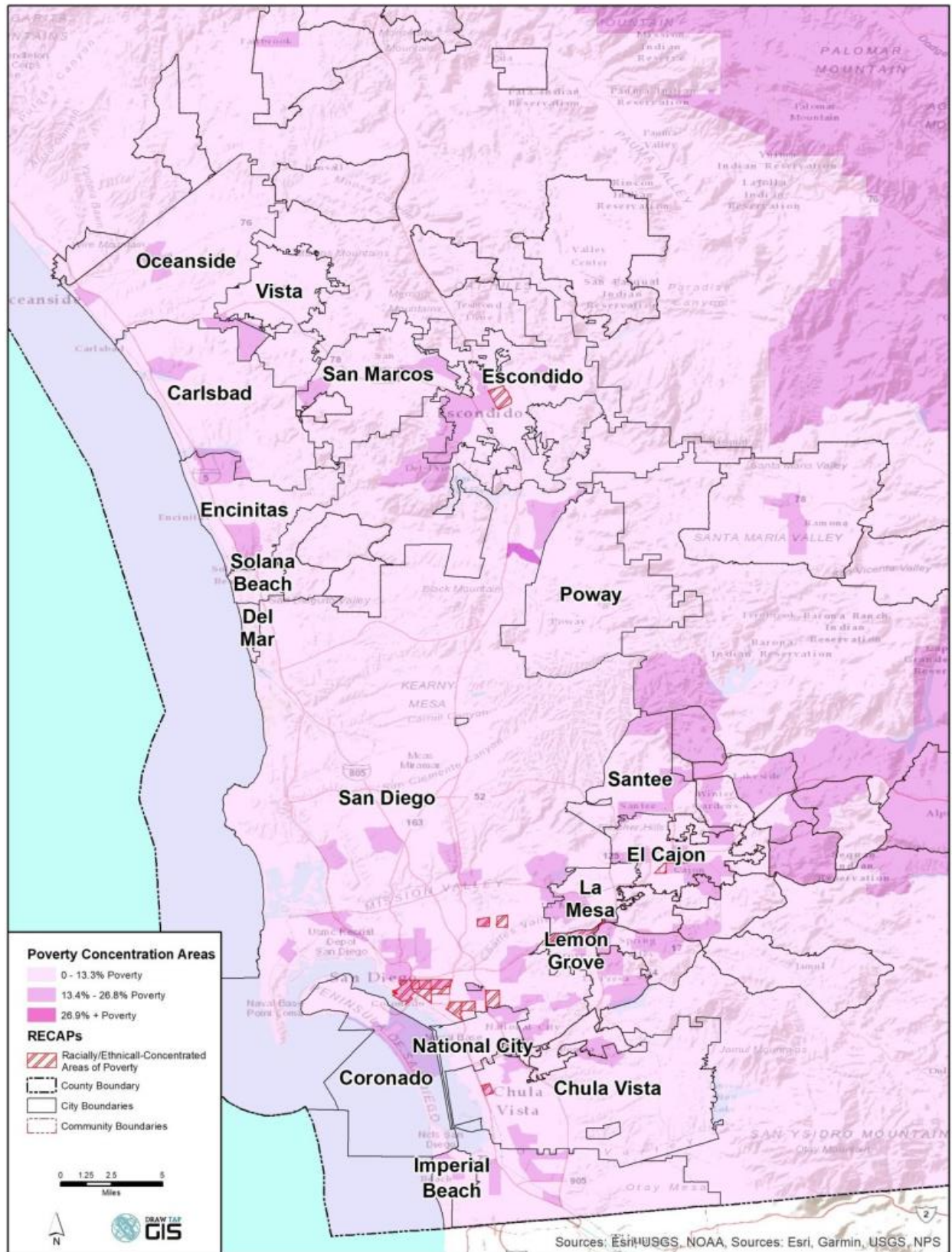
POVERTY AND SEGREGATION

REGIONAL TRENDS

Despite the repeal of explicitly racist and discriminatory housing laws, there remains a lasting legacy of segregation and resources disparities. Housing choice is often limited for persons of protected classes, including communities of color, to segregated concentrated areas of poverty. This impediment is addressed in Programs 20, 21, 25, and 26, which focus on the City’s efforts to affirmatively reduce barriers to housing, including but not limited to, racial inequities, high housing costs, and public awareness of existing resources. Poverty and segregation work to exasperate existing impediments in Vista, such as concentrations of lower- and moderate-income populations, language barriers, lending discrimination, and overcrowded conditions.

In San Diego County, there are RECAPs scattered in small sections of Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista (Figure 17). Larger RECAP clusters can be seen in the central/southern portion of the City of San Diego and in Escondido.

FIGURE 17: SAN DIEGO REGION CONCENTRATED AREAS OF POVERTY (SAN DIEGO REGION)

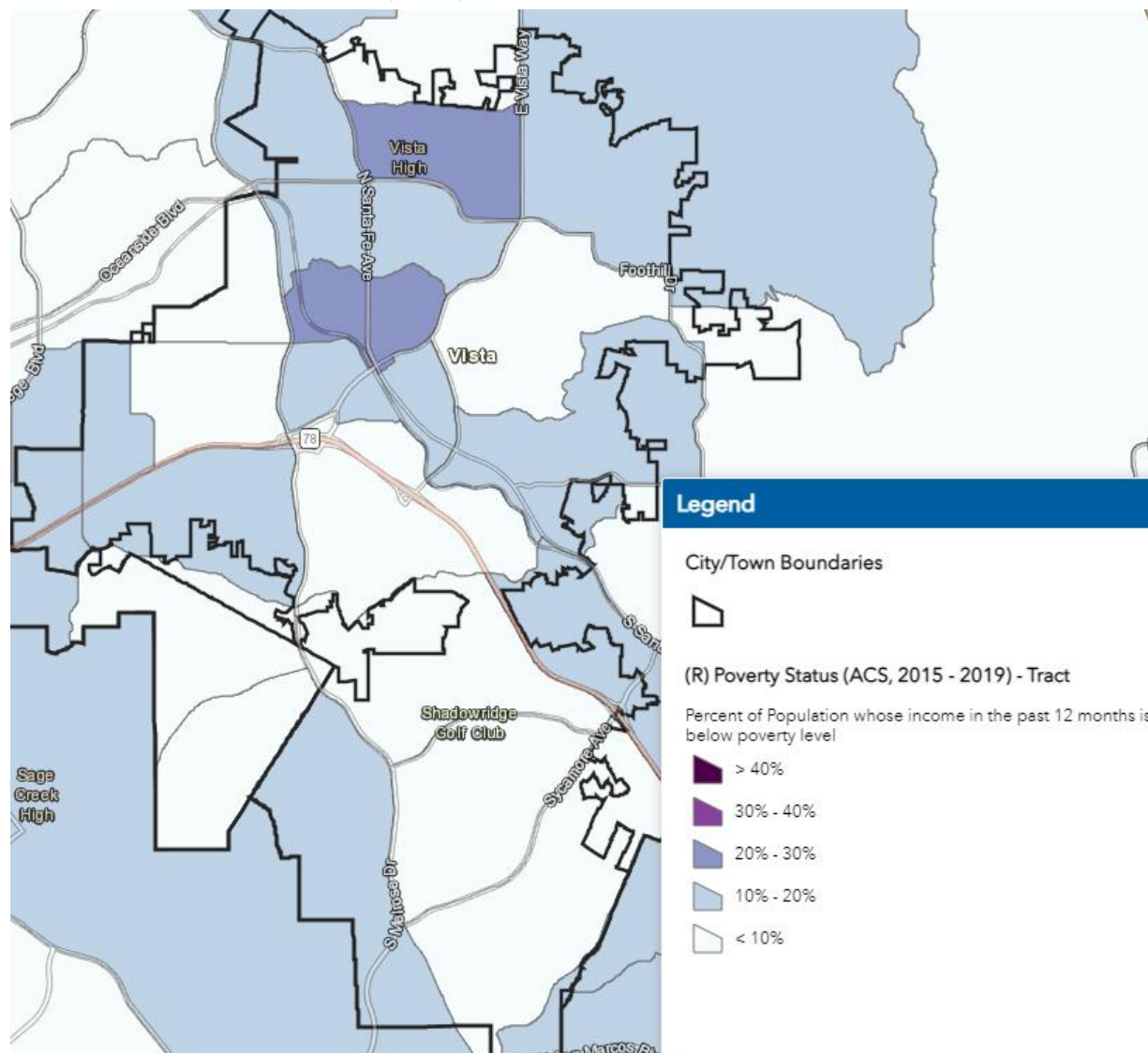


SOURCE: REGIONAL ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING CHOICE (2020-2025)

LOCAL TRENDS

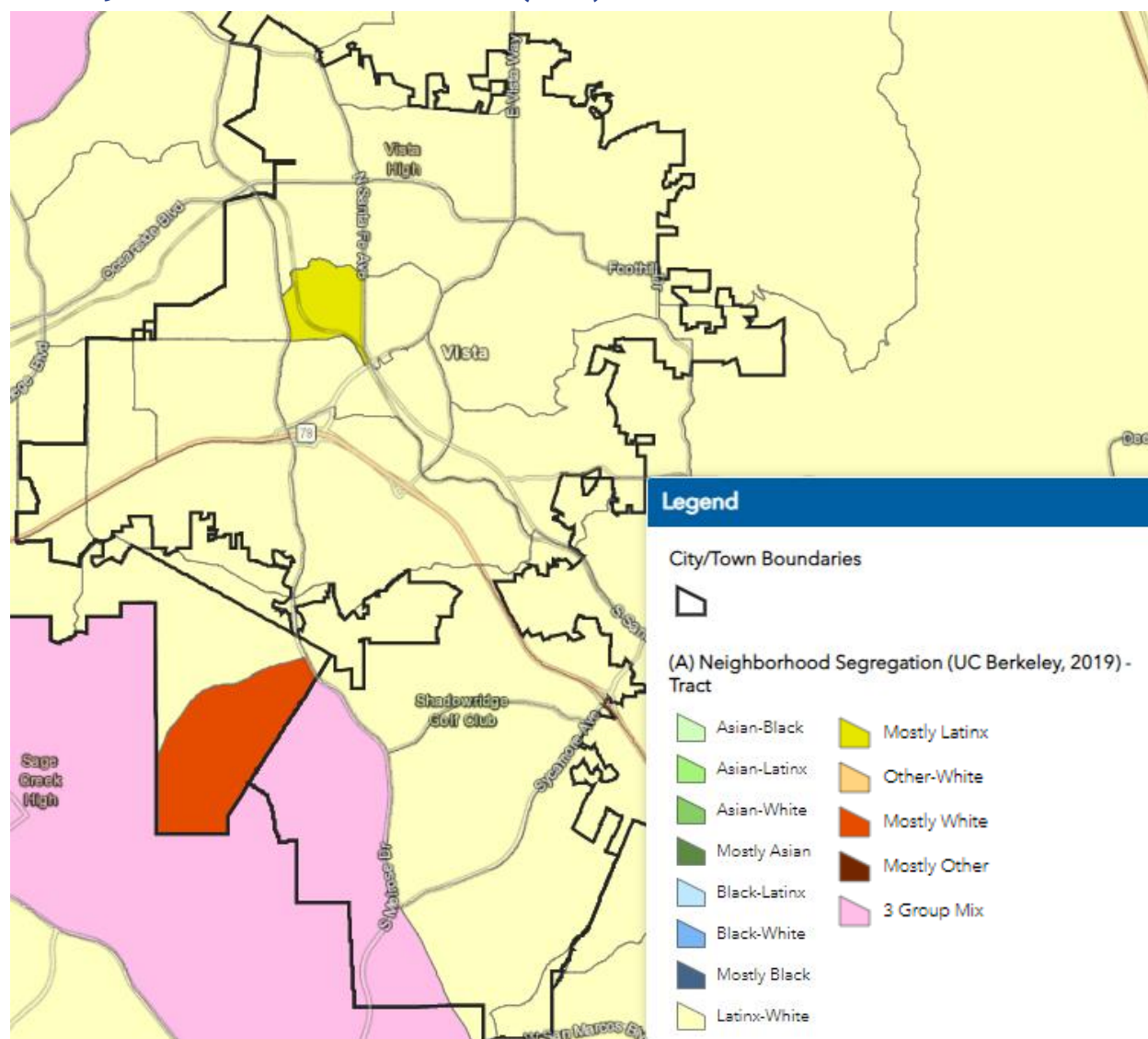
Vista does not have any RECAP areas. Areas of poverty are shown locally on Figure 18. As shown on the figure, Vista has very little concentrated areas of poverty. Multiple tracts with 20 to 30 percent poverty occur along N Santa Fe Avenue in the northern part of the city where older neighborhoods comprised of older housing stock exist along this corridor. RECAP areas are also an indicator of segregation. The level of segregation in Vista is low, with most of the city comprised of Latino-white neighborhoods and mostly Latino neighborhoods along North Santa Fe Avenue (Figure 19).

FIGURE 18: POVERTY STATUS (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

FIGURE 19: NEIGHBORHOOD SEGREGATION (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

CONCENTRATED AREAS OF AFFLUENCE

While racially RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.⁵ According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities." RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this

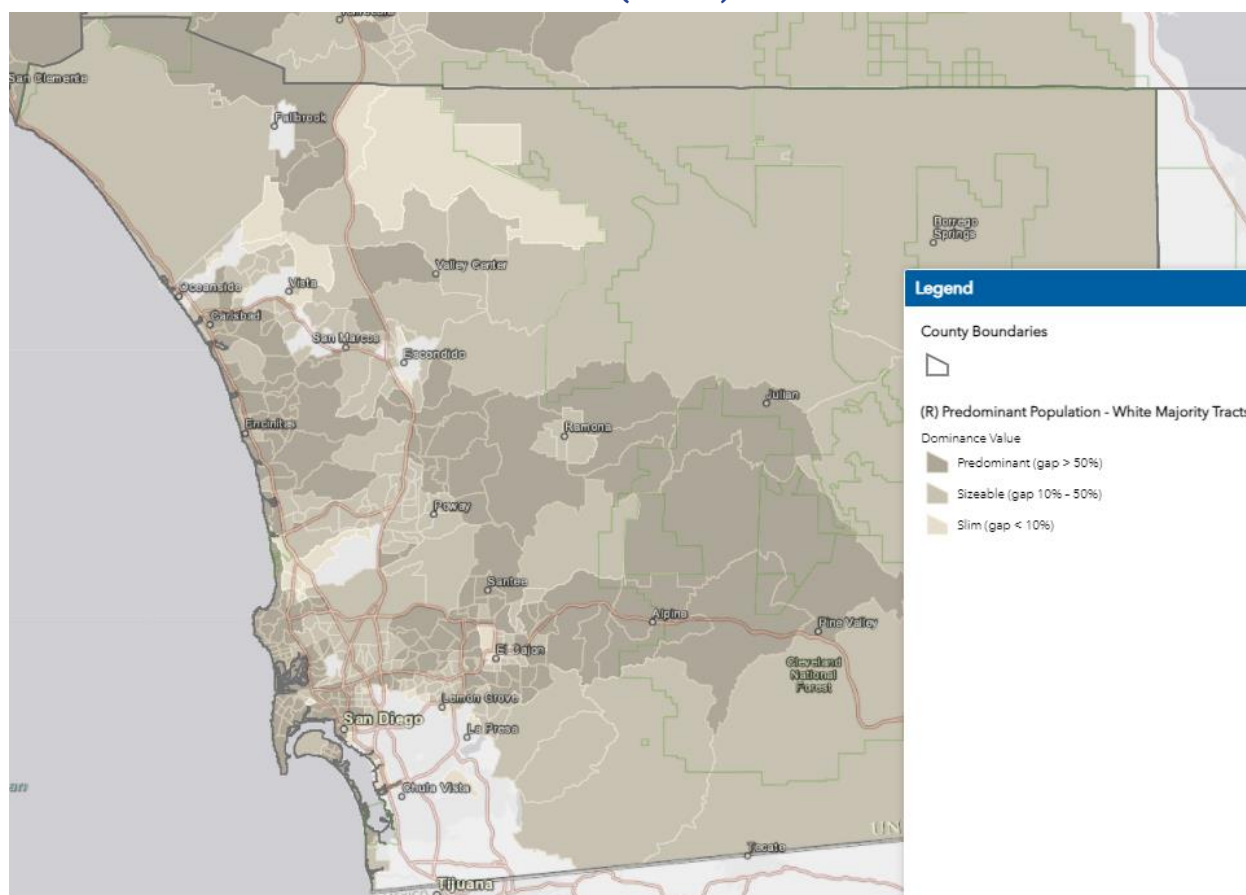
⁵ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence.

REGIONAL TRENDS

According to the 2014-2018 ACS, median household income in San Diego County was \$74,855, compared to \$65,696 in the Vista. Escondido (\$62,319), Oceanside (\$68,652) and San Marcos (\$76,619) have comparable median incomes to Vista, while Carlsbad (\$107,172), Encinitas (\$113,175) and Poway (\$105,732) have significantly higher median incomes (Figure 12). As shown on Figure 20, cities with higher household incomes, such as Carlsbad and Encinitas, also have higher concentrations of White population than cities with lower household incomes, such as Vista, San Marcos, or Escondido. RCAA's in the northern portion of San Diego County with high median income and high concentrations of White population tend to occur in more affluent cities along the coast.

FIGURE 20: PREDOMINANT WHITE POPULATION (REGION)



SOURCE: AFFH DATA VIEWER, 2021

LOCAL TRENDS

Similar to the region, predominantly White populations and higher median income correlate within Vista. As shown on Figure 2, census tracts with predominantly White population, occur in the southern and eastern portions of the city, where Shadowridge Specific Plan area is located along with other neighborhoods that support larger single-family lots typical of older established neighborhoods of Vista. Census tracts in these

areas tend to have median incomes above \$87,100. Alternatively, areas in the north of the city tend to have median incomes below the state average (Figure 16). In addition to having a higher median incomes, affluent areas in Vista have greater access to jobs (Figure 25), experience less overcrowding (Figure 32), and are generally less susceptible to displacement (Figure 34). Alternatively, these areas of affluence have less positive environmental outcomes (Figure 28) and higher overpayment of renters (Figure 30) than areas that experience less affluence.

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY: CONTRIBUTING FACTORS

- Patterns of racial and ethnic concentration
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Lending Discrimination
- Location and type of affordable housing
- Median Household Income
- Segregation Patterns

DISPARITIES IN ACCESS TO OPPORTUNITY

Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

TRANSIT

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.⁶ The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice. Persons who depend on public transit may have limited choices regarding places to live.

REGIONAL TRENDS

Figure 21 shows transit in relation to affordable housing and Figure 22 shows transit services in relation to major employers. As shown in both figures, public transit providers serve large portions of the western side of the county. In particular, transit use is higher in parts of the region where the greatest investment in transit service has been made: the north coastal, central and south bay regions of the county. Almost all major employment centers in San Diego are served by some form of public transit. However, having regional access to jobs by means of public transit does not necessarily translate into stable employment. Low-income workers, especially female heads of household with children, have unique travel patterns that may prevent

⁶Ong, Paul and Evelyn Blumenberg, "Job Accessibility and Welfare Usage: Evidence from Los Angeles". UCLA Department of Policy Studies, (1998).

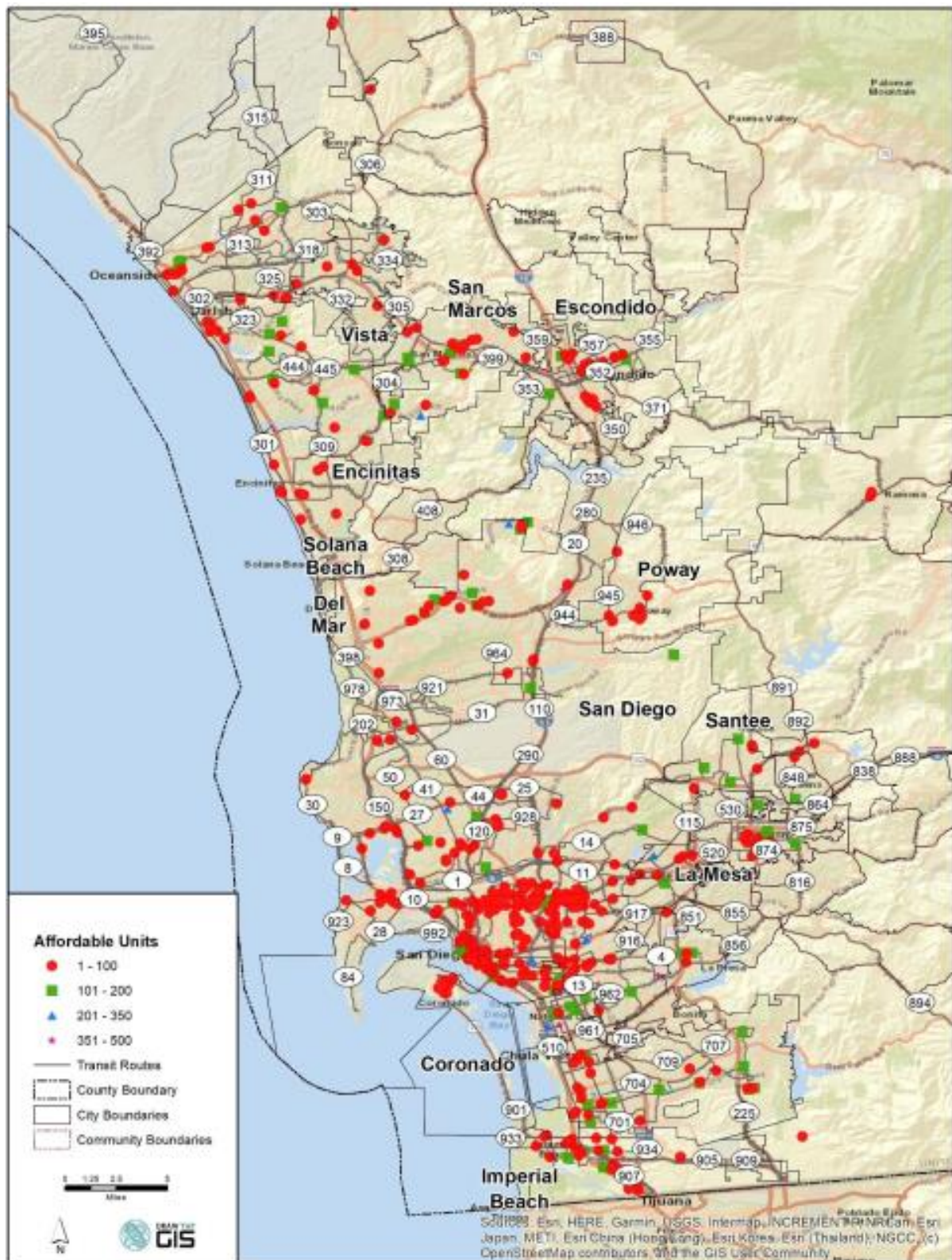
them from obtaining work far from home, regardless of access to public transit. Women in general are disproportionately responsible for household-supporting activities such as trips to grocery stores or accompanying young children to and from schools.

AllTransit is an online database that provides details on transit opportunity throughout the United States. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by the 2020 Regional AI, the participating jurisdictions in the urban county (Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach), received an average AllTransit performance score of 5.8. AllTransit performance score explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, the cities of Lemon Grove (7.9), Imperial Beach (6.7), and Coronado (6.6) scored the highest, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. Cities in the northern portion of the County were not included in this analysis.

LOCAL TRENDS

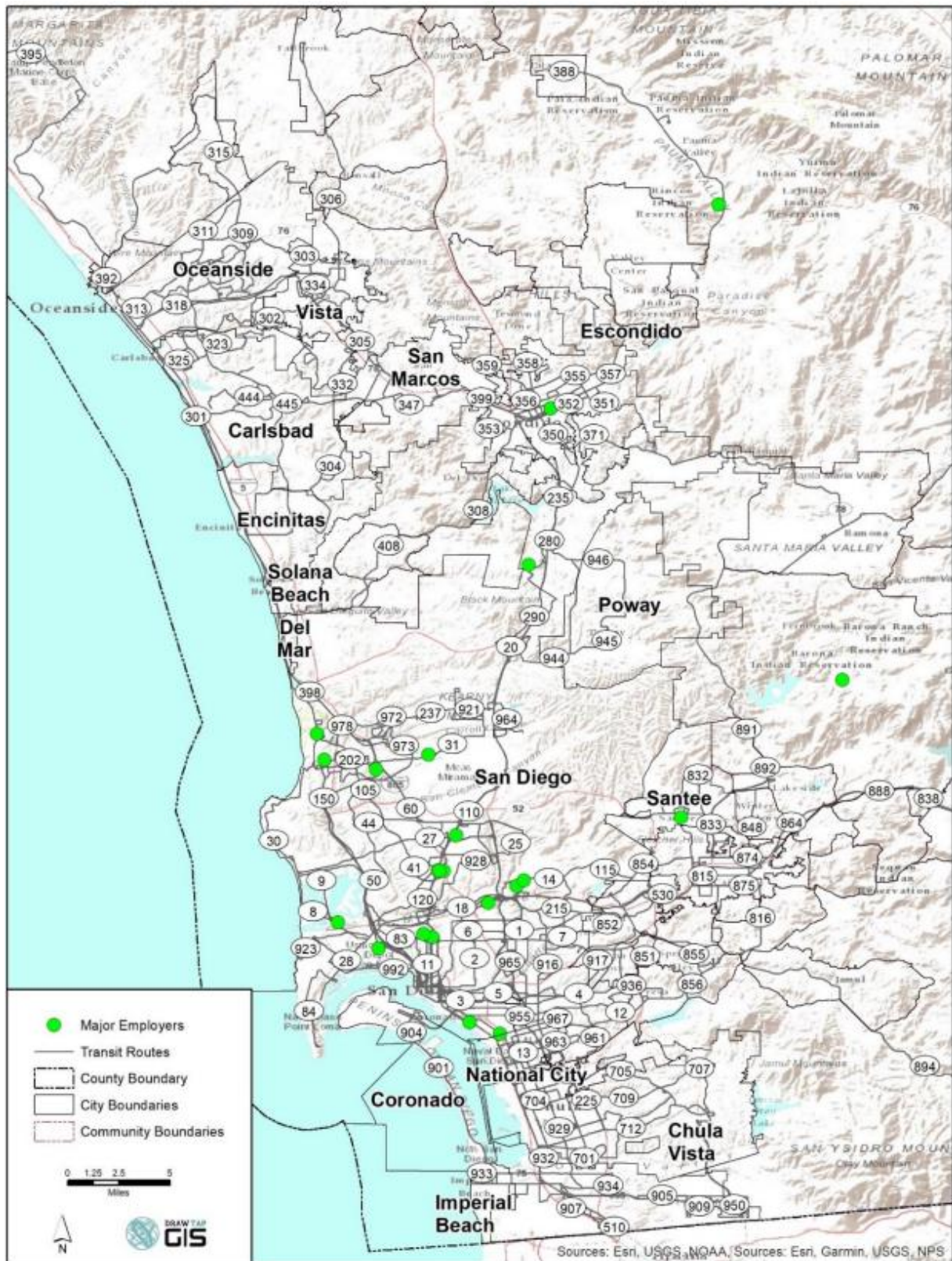
According to the Regional AI, 1.5 percent of workers in Vista take public transportation to work. The North County Transit District (NCTD) provides fixed route transit services throughout northern San Diego County. In the Vista, bus and light rail train service is provided across the city, with the majority of routes connecting to the Vista Transit Center, located at the northwest end of the DVSP. Transit service is provided in areas where residents have less access to personal vehicles, generally along the State Route 78 corridor and near the Vista Transit Center. NCTD offers reduced fares and pass rates for seniors, persons living with disability, students, youth, and persons on Medicare, providing opportunity and access to those who may not have the income to spend on transportation costs. NCTD also provides a separate LIFT service for persons with disabilities. Access to transit provides opportunities for Vista residents who may otherwise struggle to get to and from housing, employment, and recreational establishments.

FIGURE 21: PUBLIC TRANSIT AND AFFORDABLE HOUSING (SAN DIEGO REGION)



SOURCE: REGIONAL ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING CHOICE (2020-2025)

FIGURE 22: TRANSIT SERVICE AND MAJOR EMPLOYERS (SAN DIEGO REGION)



SOURCE: REGIONAL ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING CHOICE (2020-2025)

The city has an extensive, multi-modal network of public transit routes operated from the Vista Transit Center. From the Transit Center, the NCTD provides bus (BREEZE) and light rail (SPRINTER) services throughout Vista, offering local and regional connections between Vista and adjacent cities as well as connections to other transit providers, including the COASTER, Amtrak, Metrolink, the County Transit System, and San Diego Transit and Trolley. Based on AI findings and the efforts of MTS and NCTD to provide for all customers, Vista residents are relatively well-served by public transit.

EDUCATION

REGIONAL TRENDS

According to the regional AI, a large percentage of schools in the region are considered Title I schools and help low-achieving children meet state standards in core academic subjects. These schools coordinate and integrate resources and services from federal, state, and local sources. To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Most of these Title 1 schools are located in areas of high minority concentration (Figure 23).

Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that 24 percent of children aged 0-17 in San Diego County were living in low-income working families between 2012 and 2016.⁷ Additionally, 17 percent of families with children aged 0-17 in the County were below the poverty level between 2013-2017 and 4 percent of public school students experienced homelessness. Cost burden is also an issue in San Diego County, as 44 percent of households with school age children experienced high housing cost burden between 2014-2018.

LOCAL TRENDS

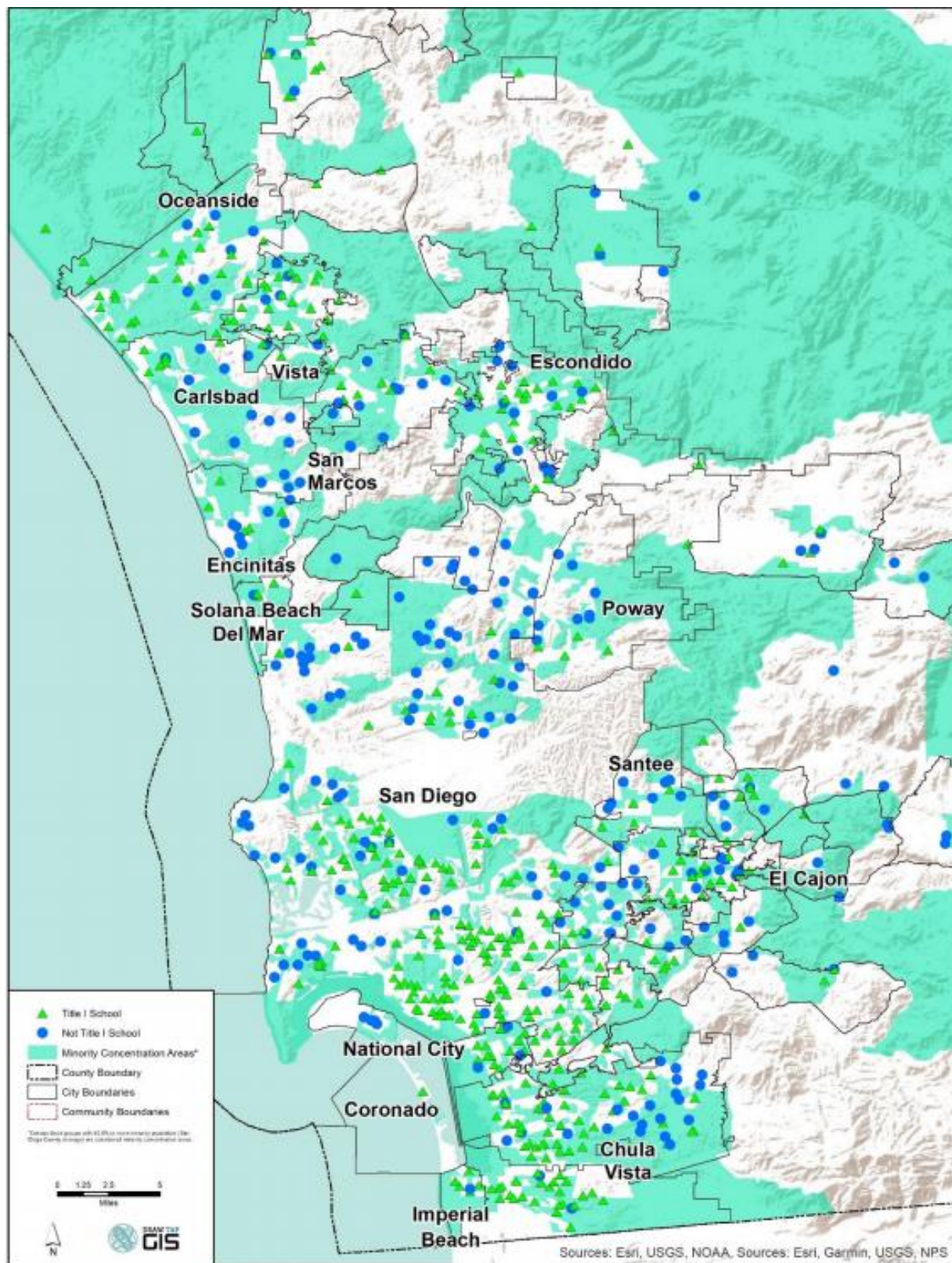
Youth in Vista have access to the Vista Unified School District (VUSD). Although the City does not have direct control over the school district, City and school district staff work closely to ensure that access, safety, and opportunity is continually provided. Figure 24 shows Vista's TCAC scores related to access to education on a census tract level. Tracts in the southern portion of the city tend to have more positive education outcomes, while tracts in the northern part of the city tend to have lower education outcomes. VUSD has 21 Title 1 schools where at least 40 percent of the students are considered low-income. As shown in Figure 23, the majority of these Title 1 schools are located in the northern portion of the city, where education outcomes are less positive.

Kidsdata.org estimated that 34 percent of children aged 0-17 in the Vista Unified School District were living in low-income working families between 2012 and 2016, which is higher than the 24 percent low-income rate in the County as a whole.⁸ Additionally, 17 percent of families with children aged 0-17 in the VUSD were below the poverty level between 2013-2017 and 9 percent of public school students were homeless. Similar to San Diego County, 44 percent of households with school age children experienced high housing cost burden between 2014-2018.

⁷ Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey

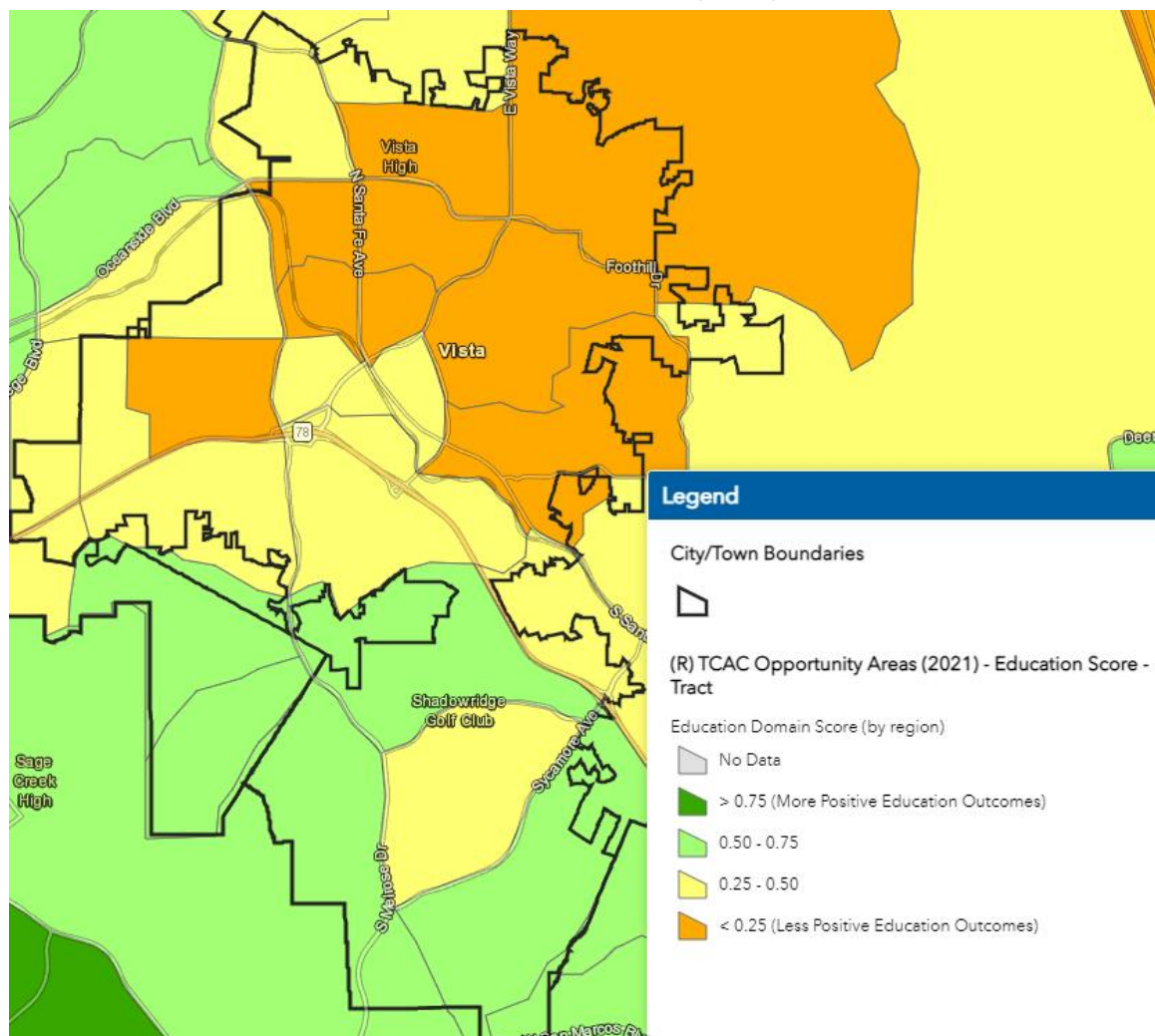
⁸ Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey

FIGURE 23: DISTRIBUTION OF TITLE I SCHOOLS AND AREAS OF MINORITY CONCENTRATION AREA (SAN DIEGO REGION)



Source: Regional Analysis of Impediments (AI) to Fair Housing Choice (2020-2025)

FIGURE 24: TCAC OPPORTUNITY AREAS – EDUCATION (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

EMPLOYMENT

REGIONAL TRENDS

According to the Regional AI, the unemployment rate of San Diego County was 2.8 percent. However, this data was pre-COVID in February 2020. SANDAG has since reported that as of September 5, 2020, the County's unemployment rate was 13.3 percent. Major employers and organizations with the largest number of employees are mostly located throughout the Central Coastal and South Bay sub-regions of San Diego County. According to 2018 ACS 5-Year estimates, 37.4 percent of countywide residents commuted 30 minutes or more to work. The mean commute time for Vista residents was 26.3 minutes, which was slightly lower than San Diego County (26.0 minutes) and slightly lower than the state (29.3 minutes).

LOCAL TRENDS

In 2000, the two largest occupational categories for residents were manufacturing and education/health/social services. These categories accounted for just under one-third of jobs held by Vista residents. This share of employment remained almost unchanged in 2018, with the largest occupational categories now being

education, health and social services, and retail trade. According to the ACS, approximately 30 percent of Vista residents worked in educational, health and social services occupations or retail trade occupations. These occupations comprised 32 percent of jobs held by County residents during the same period. Table 8 summarizes the employment characteristics of the city's civilian population.

Vista's centralized location to major transportation corridors makes the city an attractive location for firms seeking ready access to markets in the counties of San Diego, Orange, Los Angeles, Riverside, and San Bernardino. In 2000, the largest occupational categories for residents were manufacturing and education/health/social services. These categories accounted for just under one-third of jobs held by Vista residents. This share of employment remained almost unchanged in 2018, with the largest occupational categories now being education, health and social services, and retail trade. Access to high quality employment within the city is an opportunity as many residents don't want to endure long commutes and desire to live close to their places of employment.

Table 8: Employment Characteristics - City of Vista and Region (2010-2018)

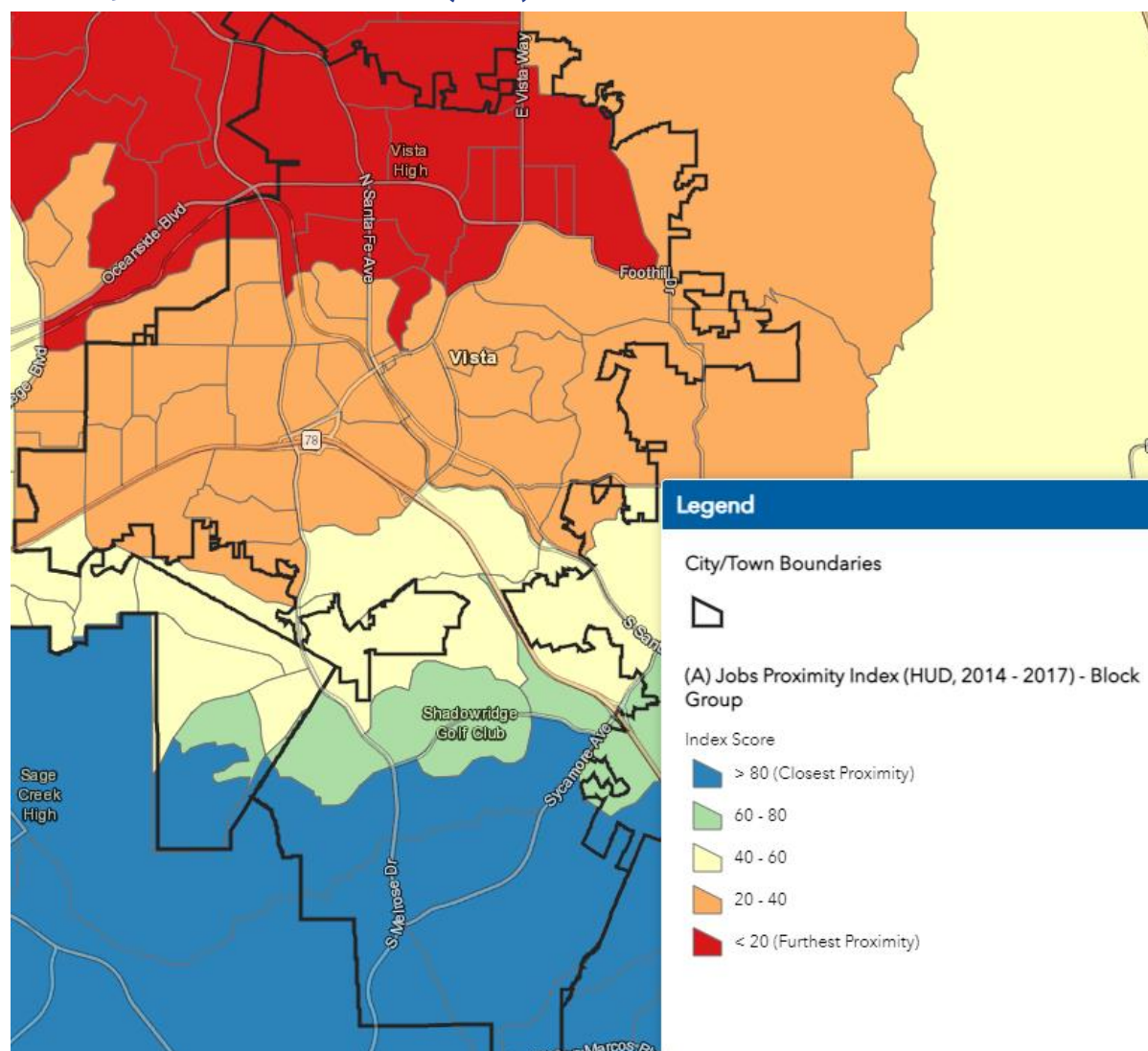
Industry	2000 Census		2014-2018 ACS	
	% of City Employment	% of Region Employment	% of City Employment	% of Region Employment
Agriculture, forestry, hunting, fishing and hunting, Mining	1.4%	0.7%	2.2%	0.9%
Construction	9.2%	6.6%	9.1%	5.9%
Manufacturing	15.4%	11.0%	12.5%	9.2%
Wholesale Trade	5.5%	3.3%	3.2%	2.4%
Retail Trade	12.5%	11.3%	13.5%	10.5%
Transportation and warehousing, Utilities	3.6%	3.5%	2.7%	4.1%
Information	--	--	1.7%	2.2%
Finance, Insurance, and Real Estate	5.6%	7.1%	4.7%	6.2%
Professional Services	11.8%	13.3%	12.8%	15.1%
Education, health, and social services	14.7%	19.3%	16.7%	21.3%
Arts, entertainment, and recreation	8.5%	9.6%	11.8%	11.9%
Other Services, except Public Administration	5.7%	5.2%	6.2%	5.3%
Public Administration	4.1%	5.4%	2.9%	5.0%
Total	100.0%	100.0%	100.0%	100.0%

Sources: Bureau of the Census, 2000 and American Community Survey, 2014-2018.

The Vista Business Park Specific Plan was adopted in 1993 with the intent of providing a well-planned and designed employment center that would attract businesses and create employment opportunities within the city. The City offers a streamlined permit process to provide incentives for business that locate within the Business Park Specific Plan. The Business Park Specific Plan is located in the southern quadrant of the city and is comprised of commercial and industrial land use designations.

As shown on Figure 25, there is a clear disparity within the city regarding job proximity. The southern portion of the city near the Business Park Specific Plan has the highest index scores (> 80), while the northern portion of the city has the lowest scores (<20). Areas of low job proximity also contain high minority concentrations, high-cost burden, and high overcrowding, among other impediments.

FIGURE 25: JOB PROXIMITY INDEX (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

HEALTHY ENVIRONMENT

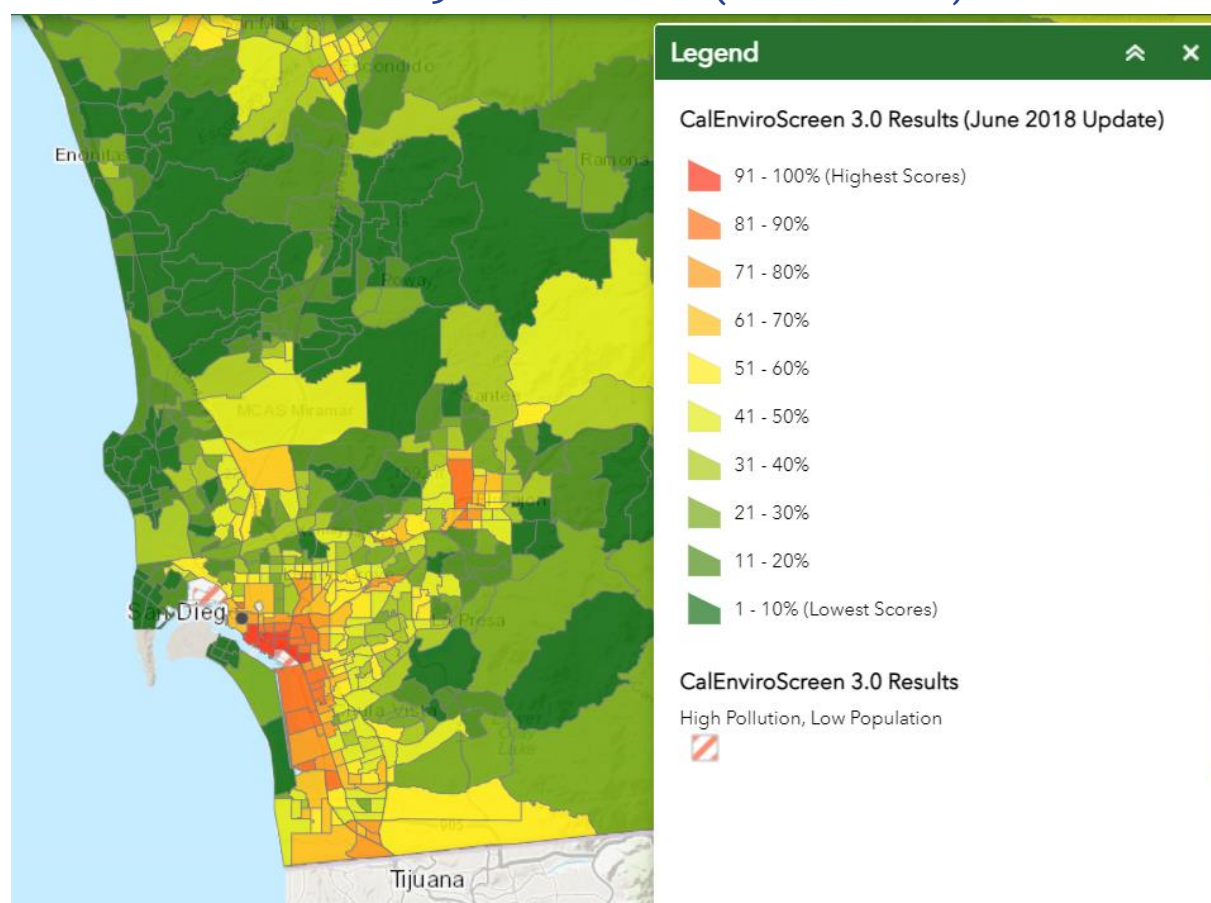
Access to a healthy environment is necessary for the communities found within the city to thrive. Healthy Environment in AFFH addresses patterns in the disparities found within the different neighborhoods and protected area groups. As previously mentioned, these disparities can vary from air quality, water quality, safe neighborhood, environmental hazards, social services, and cultural institutions. It is important to address these issues in order to keep from triggering the California laws AB 1550, SB 535 and SB 1000 which emphasize the importance of environmental justice for housing efforts. The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). High scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status.

REGIONAL TRENDS

Vista had relative low scores (range 11-40) compared to other neighboring cities like Chula Vista (range 7-49) and National City (range 25-48) but the highest scores in the Urban County (Coronado, Del Mar, Lemon Grove, Poway, and Solana Beach). CalEnviroScreen also reports scores as percentiles to compare tracts across the entire County. Figure 26 shows that while the Vista generally has scores within the lower percentile, the Southern region has the highest scores of the region and is most impacted by pollution.

The County's overall CalEnviroScreen map identifies pollution and hazardous areas within the County of San Diego. This is an important tool which allows for the analyzation of people's vulnerability to pollution and whether or not their communities are considered an SB 535 Disadvantaged Community. The areas of San Diego County with lower scores near the county boundaries away from city limits (northern, eastern, and coastal areas).

FIGURE 26: CALENVIROSCREEN 3.0 PERCENTILE SCORES (SAN DIEGO REGION)



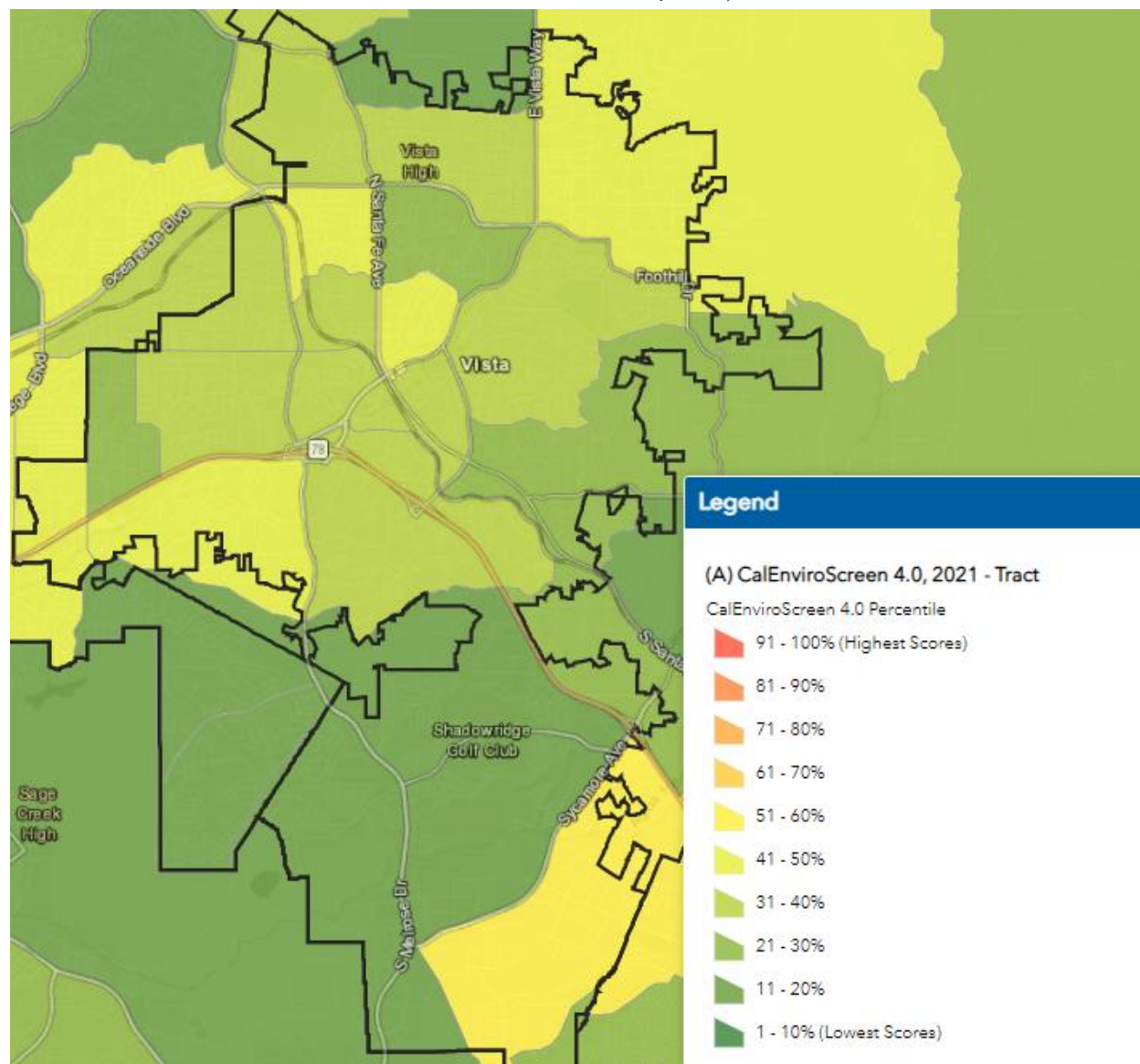
SOURCE: CALENVIROSCREEN

LOCAL TRENDS

Vista has low CalEnviroScreen scores, which indicates a healthy environment. north portion of the city is healthy, those are the vulnerable areas (overcrowding, income, minority concentrations. The CalEnviroScreen scores pertaining to Vista with most significance are found within the Southern region of the city. The figures with most concerning outliers include Pesticide Percentile (ranges 0-96), Traffic Percentile (range 16-87),

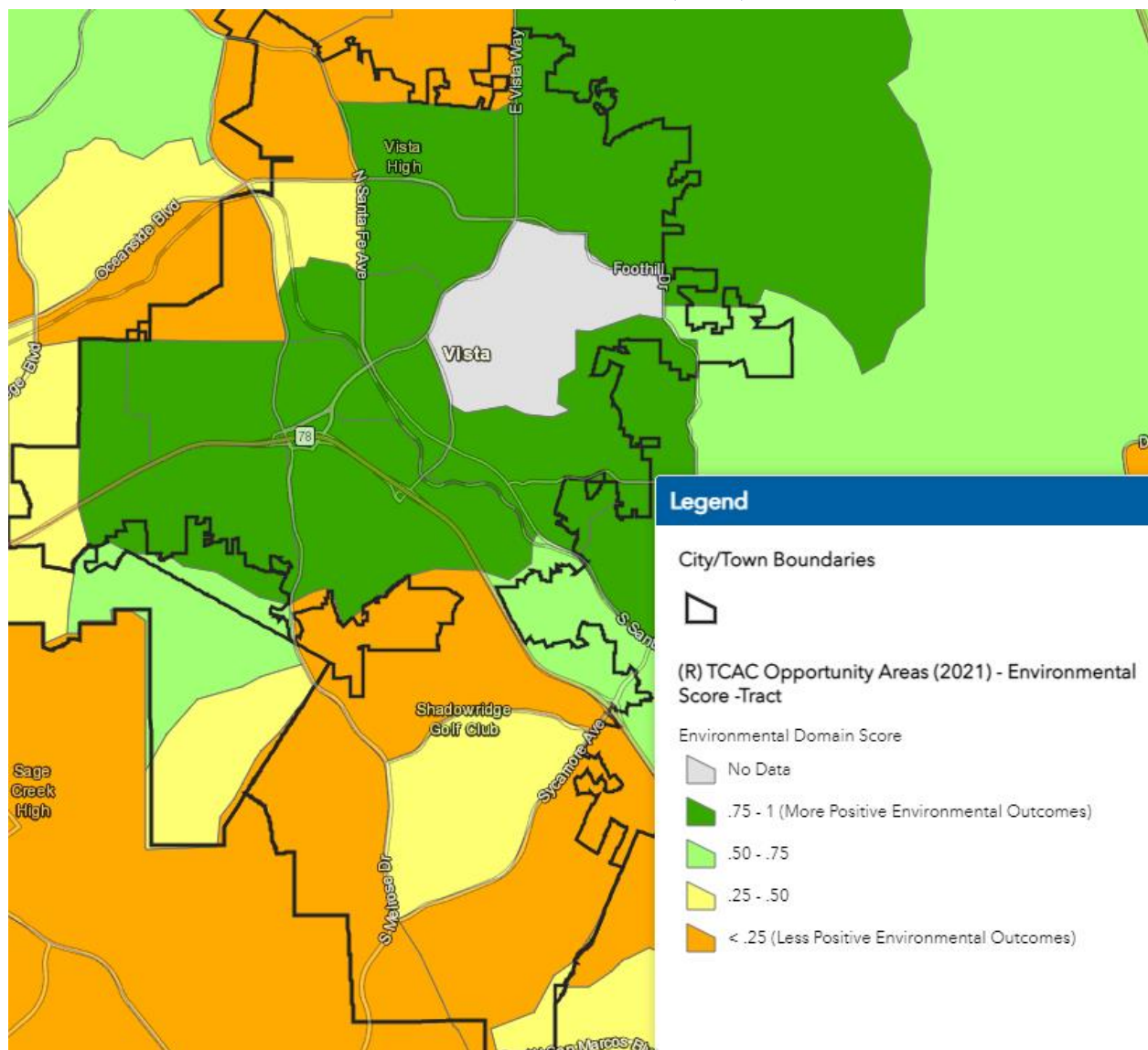
Hazardous Waste Percentile (range 0-91), Impervious Bodies of Water (range 29-80) and Pollution Burden Percentile (range 3-76). Vista's CalEnviroScreen scores are low enough to not be considered an SB 535 disadvantaged community. Figure 28 reinforces CalEnviroScreen data as we can see that the northern portion of Vista lies within a positively environmental score meanwhile the Southern portion remains within a Less Positive range on the TCAC scale.

FIGURE 27: CALENVIROSCREEN 3.0 PERCENTILE SCORES (VISTA)



SOURCE: CALENVIROSCREEN

FIGURE 28: TCAC OPPORTUNITY AREAS – ENVIRONMENT (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

DISPARITIES IN ACCESS TO OPPORTUNITIES: CONTRIBUTING FACTORS

- Patterns of racial and ethnic concentration
- Lack of private investments in specific neighborhoods
- Location and type of affordable housing
- Limiting local land use policies
- Environmental Hazards: Ozone Levels, Water Pollution, Traffic Pollution, Pesticide Use, Prevalence of Hazardous Waste

DISPROPORTIONATE HOUSING NEEDS

Disproportionate Housing Needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the

proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.

COST BURDEN

Low-income households and persons in protected classes disproportionately experience housing cost burden. Cost burden is defined as the proportion of a household's total gross income spent on housing costs. Households spending a minimum of 30 percent of their total gross income on housing costs are considered cost burdened, whereas households spending over 50 percent on housing costs are considered severely cost burdened.

REGIONAL TRENDS

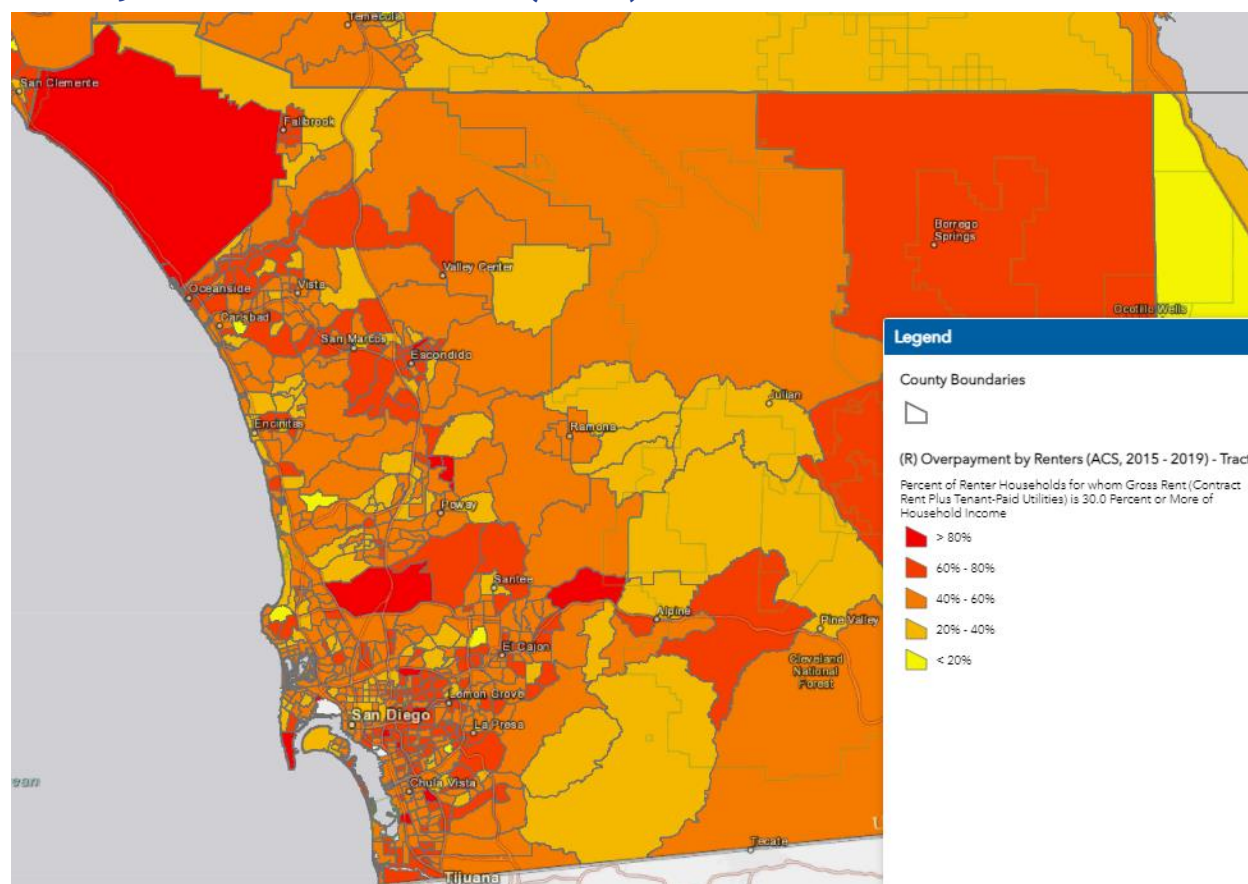
According to HUD CHAS 2012 – 2016 estimates, there are a total of 1,103,125 households throughout the San Diego County region. Of this total, 33.1 percent of owner-occupied and 51.8 percent of renter-occupied households are burdened by housing costs. According to the San Diego County Apartment Association, the monthly average rent for a studio apartment increased by 94.8 percent, a one-bedroom apartment increased by 61 percent and a 3+ bedroom apartment increased by 88 percent (Table 9). Figure 29 shows overpayment by renters throughout the region.

Table 9: Household Characteristics

Jurisdiction/Area	Unit Type	Average Monthly Rent		% Change
		Fall 2014	Fall 2018	
Vista	Studio	\$1,016	\$1,313	58.0%
	1 Bedroom	\$1,016	\$1,636	61.0%
	2 Bedroom	\$1,257	\$1,863	48.2%
	3 Bedroom	\$1,326	\$2,493	88.0%
San Diego County	Studio	\$812	\$1,085	33.6%
	1 Bedroom	\$1,066	\$1,564	46.7%
	2 Bedroom	\$1,463	\$1,873	28.0%
	3 Bedroom	\$1,813	\$2,218	22.3%

Source: San Diego County Apartment Association. Vacancy and Rental Rate Survey, Fall 2018 and Spring 2019

FIGURE 29: OVERPAYMENT BY RENTERS (REGION)



SOURCE: AFFH DATA VIEWER, 2021

LOCAL TRENDS

Housing cost burden affects a substantial portion of households in Vista, particularly to lower income renter and owner households. Table 10 provides overpayment detail by income group and household type for Vista between 2012 and 2016. At the lower-income levels, cost burden has a greater impact on renters than on owners. For households with moderate or above incomes, cost burden is less prevalent and has a relatively similar impact on renters and owners. In total, approximately half of the households in Vista overpay for housing.

According to the 2014-2018 ACS, nearly 50 percent of extremely low-income renter households spend more than 50 percent of their income on housing and 55.6 percent spend more than 30 percent of their income on housing. State and federal programs typically define over-payers as those lower-income households paying over 30 percent of household income for housing costs. Renters generally tend to experience cost burdens at higher rates than owners. Burden on renters is very high in some areas of the city where median household income is low (Figure 30).

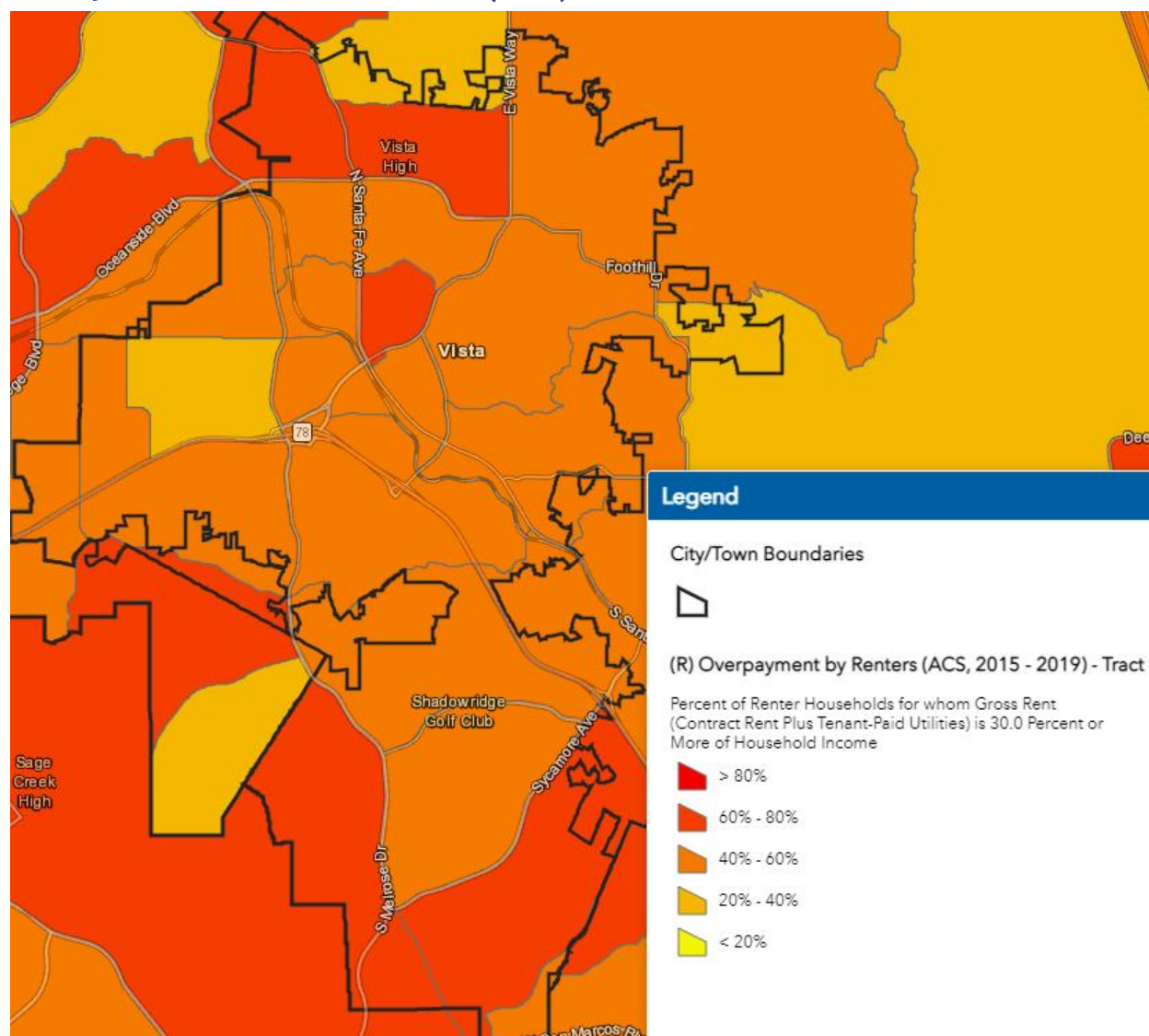
Table 10: Housing Assistance Needs of Lower-income Households (2012-2016)

Household by Type, Income, and Housing Problem	Renters	Owners	Total Households
Extremely low-income (0-30% AMI)	3,325	1,730	5,055
With any housing problem	58.0%	53.1%	56.3%
With cost burden >30%	55.6%	47.7%	53.9%
With cost burden > 50%	48.6%	35.0%	43.9%
Very low-income (31-50% AMI)	4,165	1,595	5,760
With any housing problem	93.8%	62.4%	85.0%
With cost burden >30%	88.0%	57.7%	79.5%
With cost burden > 50%	48.5%	38.9%	38.6%
Low-income (51-80% AMI)	3,820	2,670	6,490
With any housing problem	69.3%	57.9%	64.6%
With cost burden >30%	55.0%	55.1%	57.6%
With cost burden > 50%	3.5%	24.3%	12.1%
Moderate & Above Income (>80% AMI)	4,720	8,610	13,330
With any housing problem	25.4%	23.7%	24.3%
With cost burden >30%	15.8%	20.7%	19.0%
With cost burden > 50%	0.9%	4.1%	3.0%
Total Households	16,025	14,605	30,630
With any housing problem	9,685	5,485	15,170
% With housing problem	63.8%	36.2%	49.5%

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), 2012-2016.

FIGURE 30: OVERPAYMENT OF RENTERS (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

SUBSTANDARD HOUSING

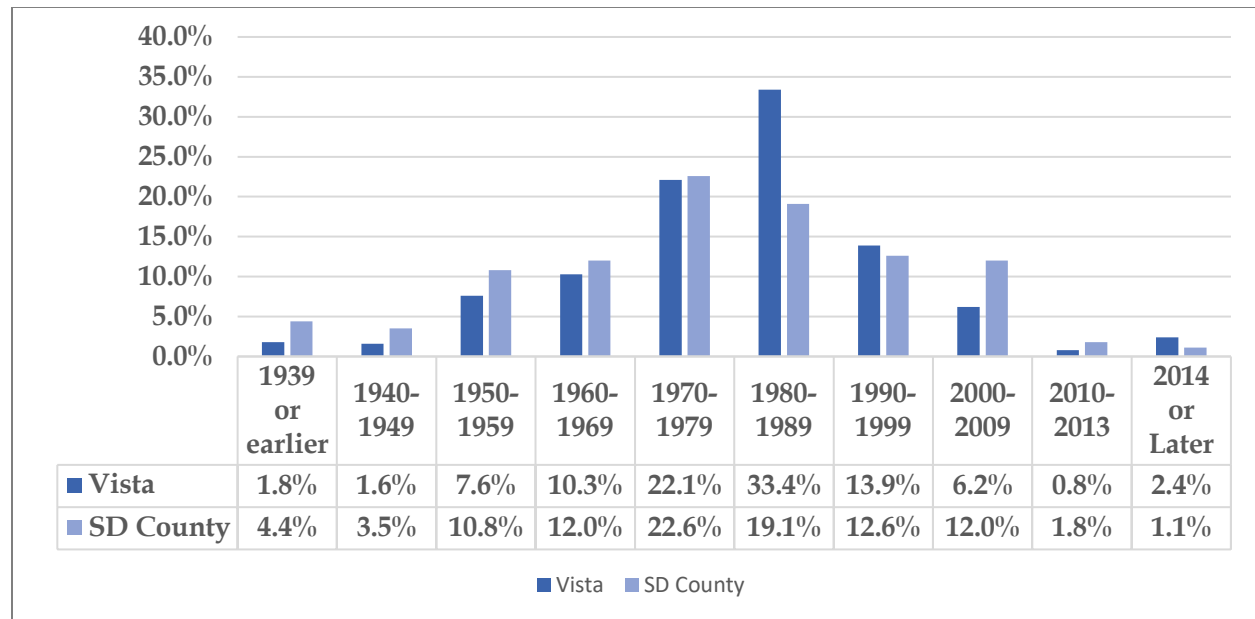
Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as a 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.

REGIONAL TRENDS

As of 2018, approximately 72 percent of all housing units in San Diego County were built before 1990. This is comparable to housing stock age in Vista, where approximately 76 percent of all housing units were built prior

to 1990. These older units potentially require minor repairs and modernization improvements. Reflecting the housing boom that occurred during the 1980s, 19 percent of the County's housing stock and 33 percent of the city's housing stock was constructed between 1980 and 1989.

FIGURE 31: HOUSING STOCK AGE (2014-2018)



Source: Bureau of the Census, American Community Survey, 2014-2018.

LOCAL TRENDS

Table 11 summarizes the availability of plumbing and kitchen facilities. In the past, lack of telephone service was also an indicator of housing conditions. Today, with the widespread availability of cell and internet phone services, many households have chosen not to install land line telephone services, and availability of telephone service is no longer considered an indicator of substandard housing conditions.

Table 11: Substandard Units (2018)

Condition	Number	Percentage
Lacking complete plumbing facilities	72	0.2%
Lacking complete kitchen facilities	87	0.3%
Total occupied substandard units	159	0.5%
Total occupied units:	30,275	

Source: Bureau of the Census, American Community Survey, 2014-2018.

As shown in Table 11, approximately 0.5% of the occupied units in Vista lack plumbing and/or kitchen facilities. Vista's Code Enforcement Department estimates that, based on past experiences and knowledge of specific neighborhoods related to code enforcement cases, 1% (approximately 300 units) of the city's occupied units can be considered substandard and in need of rehabilitation and replacement. Common housing code violations in Vista include problems with electrical wiring, plumbing, windows, roofs and exterior, and heating and air conditioning systems.

HOMELESSNESS

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.

REGIONAL TRENDS

The Regional Task Force on the Homeless (RTFH) compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. Table 12 shows the populations of sheltered and unsheltered homeless in the region. Escondido and Oceanside had the largest homeless populations in the northern portion of San Diego County, with approximately 63 percent of the region's homeless population residing in the City of San Diego. Due to COVID-19, the Regional Task Force cancelled the Point in Time Count for 2020 and there was no count completed. Therefore 2019 data was used.

Table 12: Homelessness in Vista and Surrounding Cities (2019)

Jurisdiction	Sheltered	Unsheltered	Total	% of Total Homeless Population in the San Diego Region
Carlsbad	59	102	161	1.9%
Encinitas	41	79	120	1.4%
Escondido	109	241	350	4.3%
Oceanside	193	290	483	6.0%
Poway	0	14	14	0.2%
San Marcos	0	46	16	0.2%
Vista	174	122	296	3.7%
San Diego	2,482	2,600	5,082	62.7%
San Diego Region	3,626	4,476	8,102	100.0%

Source: Regional Housing Task Force on the Homeless, 2019.

LOCAL TRENDS

As shown in Table 12, Vista has an estimated 296 individuals experiencing homeless. The City adopted a Homeless Strategic Plan in March 2020 to address homeless issues in City of Vista and in the surrounding region by focusing resources on preventing homelessness, improving quality of life, reducing homelessness and working closely with the various social service providers to address homeless issues. Resources in the Homeless Strategic Plan include the Homelessness Prevention Program, Home Share coordination services, the Historic Downtown Outreach Program, encampment clean-up, secure shelter beds, and full-time social workers. The City also 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, and has removed development standards and location criteria that may be limiting factors to the development of residential care facilities and will continue to seek a site for a permanent regional shelter in the northern part of the county.

In association with the Homeless Strategic Plan, the City has established an Internal Homeless Task Force. The Task Force promotes better cooperation and coordination among City staff and departments, as well as staff education and development of innovative ideas to improve the delivery of City services to homelessness. The goals of the Task Force include:

- Develop uniform messaging and coordination among all departments
- Identify unmet needs of each department
- Define priority actions and develop strategies to achieve them
- Identify necessary funding resources or means of accomplishing goals
- Create metrics to assure progress is being made towards achieving priority goals
- Establish metrics to quantify costs incurred by the City associated with homelessness

OVERCROWDING

Some households may not be able to accommodate high cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions since some cultures tend to have a larger household size than others due to the preference of living with extended family members. Not only is overcrowding a potential fair housing concern, it can potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

REGIONAL TRENDS

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. According to the 2013 – 2017 ACS estimates, 6.5 percent of households are overcrowded, and 2.1 percent of households are severely overcrowded throughout the region.

Table 13 compares the levels of overcrowding of renters and owners in Vista and San Diego County.

Table 13: Overcrowding by Tenure

Jurisdiction	Overcrowded (1+ occupants per room)			Severely Overcrowded (1.5+ occupants per room)		
	Renter	Owner	Total	Renter	Owner	Total
Vista	17.9%	4.1%	11.1%	6.1%	1.2%	3.7%

San Diego County	10.8%	2.8%	6.5%	3.7%	0.7%	2.1%
------------------	-------	------	------	------	------	------

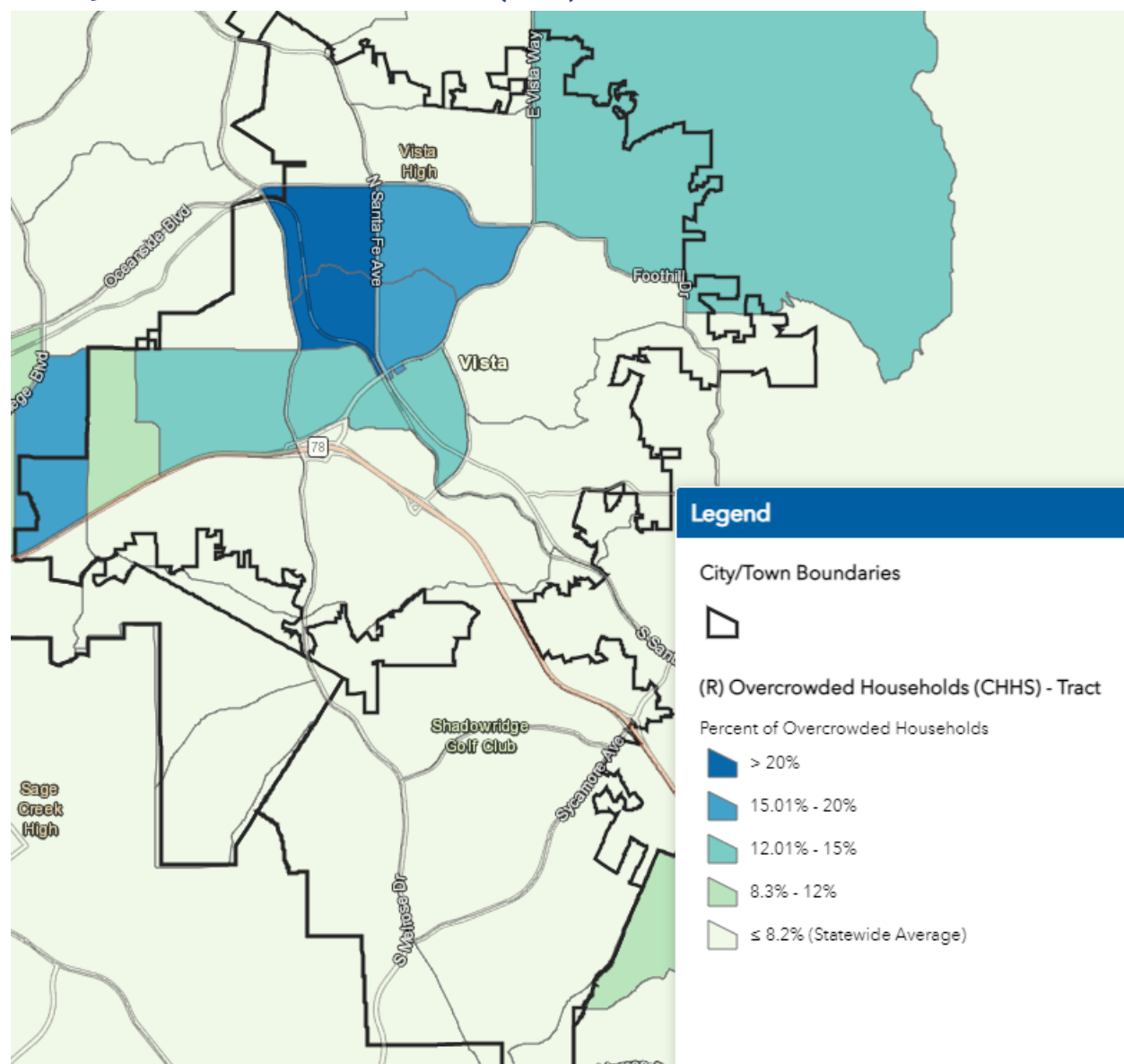
Source: American Community Survey (ACS), 2013-2017.

The prevalence of overcrowding varies among jurisdictions, with the lowest percentage of overall overcrowding occurring in Del Mar (no overcrowded or severely overcrowded units). National City and Escondido had approximately twice the county's proportion of overcrowded units. El Cajon, Vista, and Imperial Beach also had high levels of overcrowding. These jurisdictions had high proportions of minority residents and lower median incomes as a whole as well.

LOCAL TRENDS

Based on 2013 – 2017 ACS estimates, 11.1% of households are overcrowded. 17.9% of renter-occupied households and 4.1 percent of owner-occupied households are considered overcrowded. Additionally, 3.7 percent of all households within Vista are considered severely overcrowded. 6.1% of severely overcrowded households are renter occupied whereas 1.2 percent are owner occupied. Concentrations of overcrowded households are located north of State Route 78 within the western, central, and northeastern segments of the city (Figure 32).

FIGURE 32: OVERCROWDED HOUSEHOLDS (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

DISPLACEMENT

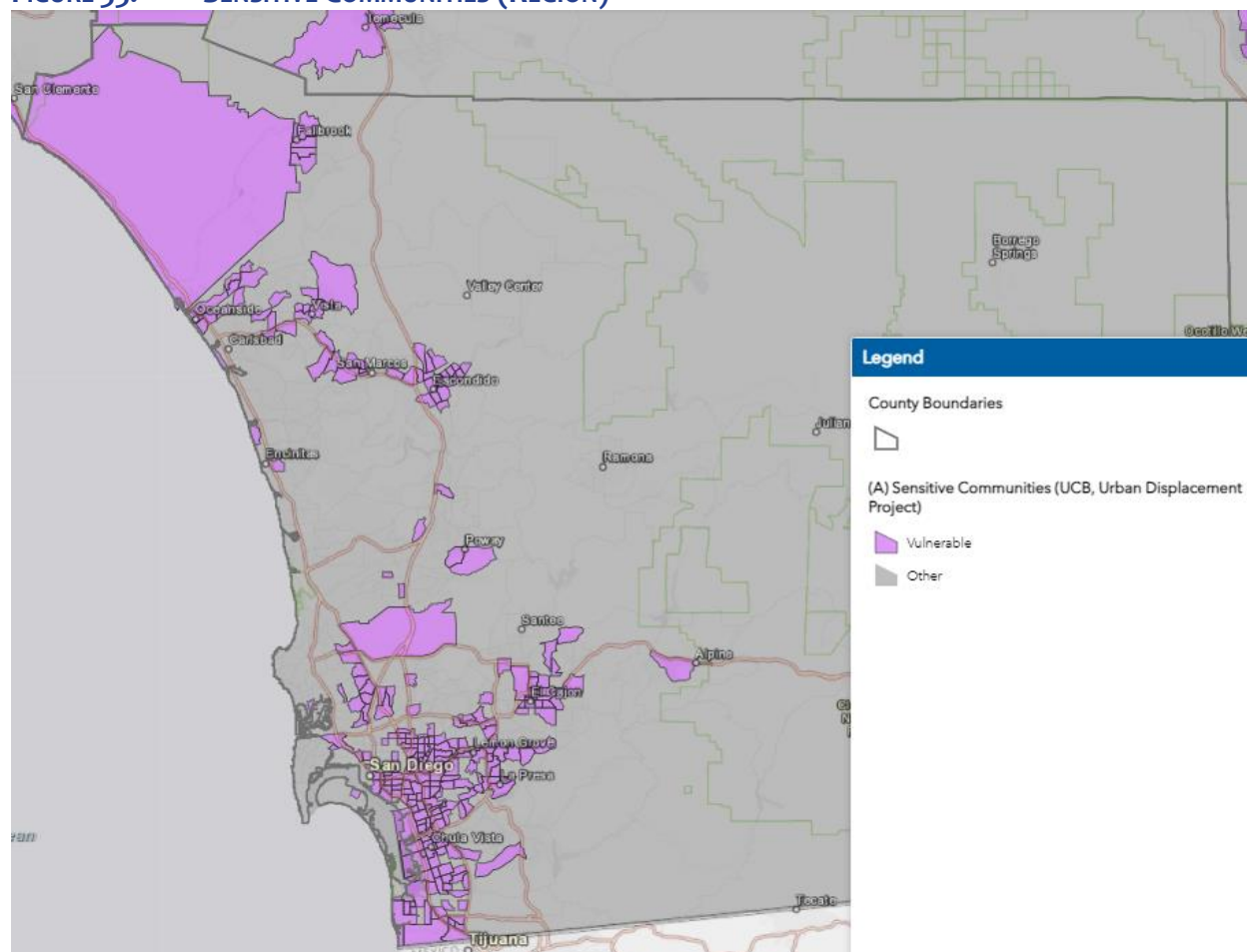
The two primary key factors in visualizing displacement are the loss of low-income households and increases in rent. According to the 2014-2018 ACS, Vista's median household income is 12.2 percent less than the regional median. Rents in Vista for 1-, 2- and 3-bedroom units are generally less expensive than the County average. Though rent burden occurs in the city, much of the city above SR-78 is considered disadvantaged in terms of median income and little gentrification has occurred between 1990-2015, indicating that displacement risk is low in Vista. Census tracts with the lowest median household incomes have the highest concentrations of extremely low (30% AMI or less), very low (31 to 50% AMI) and low (51 to 80% AMI) household incomes.

REGIONAL TRENDS

Throughout the region, residents in the Cities located in the northern part of the County are facing relatively less displacement risk than those living in cities in the South County. Despite having lower housing costs than residents living in North County, residents living in cities such as San Diego, National City, Chula Vista and El Cajon are experiencing higher levels of displacement risk due to a higher percentage of renters living in these cities. Additionally, a greater percentage of renters living in south San Diego County are severely cost burdened (Figure 29).

Sensitive communities presented on Figure 33 represent areas that are vulnerable to gentrification and displacement. Sensitive communities at risk of displacement occur throughout the urban areas in the County. In the northern part of the County, census tracts in Oceanside, Vista, San Marcos, Escondido, and Poway experience a greater risk of displacement than in more affluent cities such as Carlsbad and Encinitas. In the southern half of the County, the greater San Diego city area contains the majority of the sensitive census tracts in the County.

FIGURE 33: SENSITIVE COMMUNITIES (REGION)

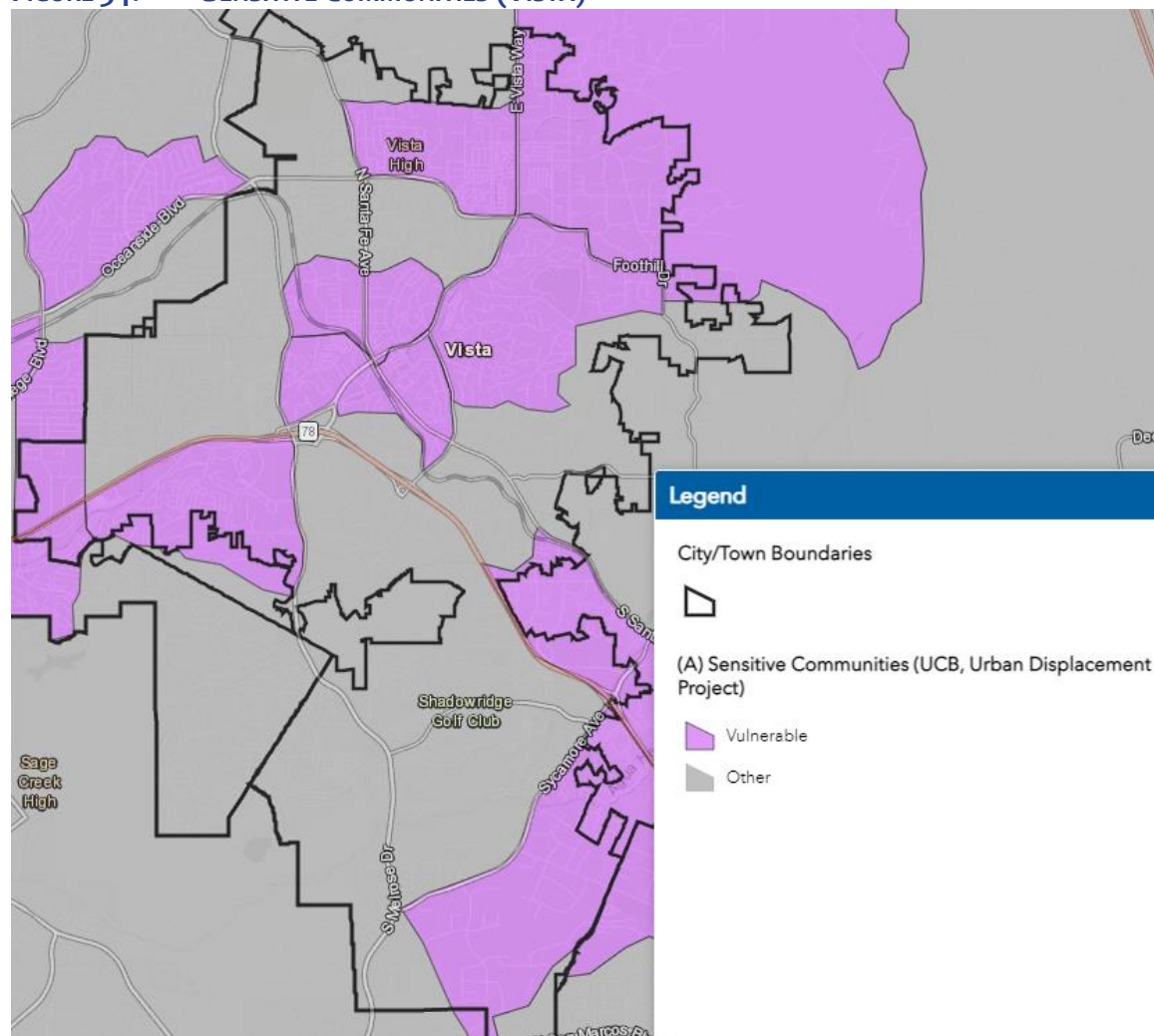


SOURCE: AFFH DATA VIEWER, 2021

LOCAL TRENDS

According to the UDP, many segments of the city are considered sensitive communities. Figure 34 highlights vulnerable communities within the City of Vista, including portions of the DVSP, Townsite Specific Plan, and other areas to the northeast and southeast. These neighborhoods depict areas where a large percentage of residents face a higher risk of displacement due to increasing housing costs relative to other areas in the city. Other characteristics of these area include patterns of low and moderate income, poverty, overcrowding, and predominant minority population.

FIGURE 34: SENSITIVE COMMUNITIES (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

DISPROPORTIONATE HOUSING NEEDS: CONTRIBUTING FACTORS

- Patterns of racial and ethnic concentration
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Location and type of affordable housing
- Limiting local land use policies
- Unaffordable rents and sales
- Shortage of subsidized housing units
- Dominance of single-family housing
- Discriminatory lending practices
- Location and type of affordable housing
- High levels of overcrowding
- Cost of repairs or rehabilitation

LOCAL DATA AND KNOWLEDGE

As shown throughout this AFFH analysis, the northern portion of the city generally experiences more fair housing issues than other areas in Vista. Fair housing issues in this area include higher levels of minority populations, poverty, overcrowding, low and moderate median income, and less access to transportation and jobs. The predominant population in this area is Hispanic, which often tend to have lower incomes, further contributing to disproportionate cost burden ratios. The populations living in these areas of Vista may be first- or second-generation Americans, in which case immigration and assimilation factors may account for some of the overcrowding.

To address the prevalent fair housing issues in this neighborhood, the Vista Townsite Specific Plan was implemented to promote revitalization and restoration, with goals to enhance quality of life and pursuing a proactive role in the physical, social, and economic revitalization of the neighborhood. All development within the Specific Plan must be consistent with the following goals:

- Provide a safe neighborhood environment within which to live, work, and play;
- Create a special sense of place for the Specific Plan Area which fosters neighborhood identity and pride;
- Enhance the aesthetic quality of the neighborhood;
- Provide additional job opportunities within the neighborhood;
- Preserve the single-family character of the neighborhood;
- Reduce the density and intensity of land uses and increase amenities within the neighborhood;
- Promote single-family ownership and on-site owner/manager occupied rental units throughout the neighborhood;
- Promote housing rehabilitation throughout the area;
- Reduce overcrowding of existing units by providing affordable housing opportunities within the neighborhood;
- Improve automobile, bicycle, and pedestrian circulation in the Specific Plan Area;

- Upgrade public facilities and utilities to meet the existing standards and future needs of the neighborhood;
- Provide additional park land and recreational opportunities in the neighborhood that are safe and easily accessible; and
- Maintain and increase recreational facilities at the neighborhood schools.

These revitalization and restoration strategies are intended to address the prominent fair housing issues and improve the quality of life in the Townsite Specific Plan area. Programs included as part of this Housing Element specifically target the Townsite Specific Plan and are consistent with the Specific Plan's goals of promoting rehabilitation and reducing overcrowding.

OTHER RELEVANT FACTORS

Other factors to fair housing issues in Vista that have not been previously discussed in this analysis include historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing. These contributing factors limit the accumulation of wealth and access to housing resources in historically marginalized communities.

Historically, exclusionary housing policies such as redlining and discriminatory racial covenants reduced economic opportunities and quality of life for minorities by denying them mortgages and encouraging disinvestment areas in communities of color. The Townsite Specific Plan area represents a disinvested area of increased minority population where access to opportunity is lower compared to the rest of the city and fair housing impediments are more common.

To address these fair housing impediments, Vista applies for and receives an annual allocation of CDBG funds from the County of San Diego, Department of Housing and Community Development Services (HCDS), under the San Diego Urban County Program. Between 2015 and 2019, the City has successfully implemented housing, community development, and economic development through the use of CDBG funds, reaching thousands of low and moderate income individuals. The City and its partners have made a significant impact on LMI neighborhoods and individuals. The following accomplishments were reached by the end of the 2015-2019:

- Provided emergency shelter to 82 Vista residents;
- Assisted 154 Vista youth in developing skills and preventing crime and delinquency;
- Provided support services to 263 Vista seniors;
- Provided health services to 3,288 Vista residents;
- Assisted 245 Vista residents with emergency assistance and supplies;
- Connected 215 homeless Vista residents to services;
- Provided fair housing services to 209 Vista residents; and
- Paved 1,600 feet of sidewalk in lower income neighborhoods where sidewalks previously did not exist.

An additional relevant factor that limits fair housing includes the conversion of federally-and -state-subsidized affordable rental developments to market-rate units. This conversion can constitute a substantial loss of

housing opportunity for low income residents. There are 20 affordable housing projects located in Vista with a total of 740 affordable units. 36 of these units are at-risk of conversion over the 2021-2029 planning period. Program 13 supports the preservation of affordable housing units that could convert to market-rate at some point in the planning period.

SITES INVENTORY

The housing element must demonstrate that there are adequate sites zoned for the development of housing for households sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA. In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

OPPORTUNITY AREAS

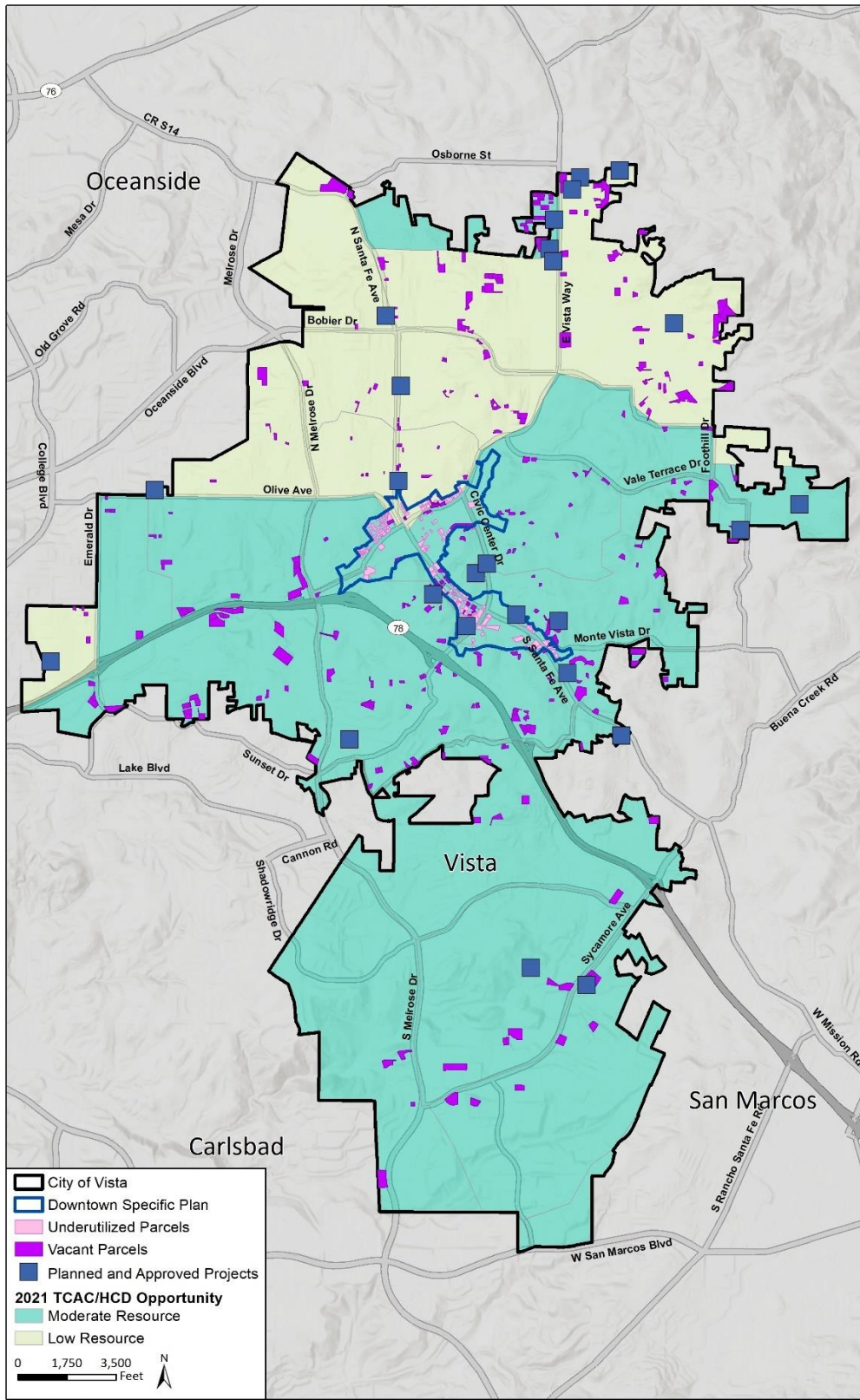
HCD and TCAC have created opportunity maps to identify areas throughout the state whose characteristics support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution) for low income families—particularly long-term outcomes for children. The HCD/TCAC Opportunity Areas Map ranks census tracts from highest resource to low resource based on these outcomes. A census tract with a designation of High Resource would indicate that the census tract has strong educational and economic opportunities, meaning opportunity for current and future residents. Most of the city is considered moderate resource while a large area of the northern portion of the city is considered low resource.

The city limit partially or fully encompasses 23 census tracts, which are categorized by the 2021 TCAC/HCD Opportunity Map as a mix of low and moderate resources areas. No census tracts were identified as High Resource in the city. For purposes of evaluating fair housing, resource levels designated by the TCAC/HCD map report on access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. This categorization of the 23 census tracts in the city indicates that, across most of the city, residents have moderate access to positive economic, educational, and environmental outcomes, with exception to the northern portion of the city which has low access. The 2021 TCAC/HCD Opportunity Map maps influenced the locations of potential lower income sites in the city.

The city's residential neighborhoods are primarily built out with little residentially zoned vacant land available for development. Therefore, in addition to identifying available vacant sites, the City has identified residential and commercial nonvacant properties on sites that could be redeveloped with a high enough density to accommodate lower income units. The majority of lower income sites identified in the Sites Inventory (Appendix B) are concentrated in the DVSP on sites zoned for mixed-use. The DVSP generally has moderate access to economic, educational, and environmental resources. 21 vacant and 188 nonvacant sites were identified in the DVSP. These sites could accommodate 1,157 lower income units and 240 above moderate units. An additional 197 vacant sites were identified in areas outside of the DVSP and are spread throughout the city, primarily in moderate resource areas. These additional vacant sites could accommodate 195 moderate units and 285 above moderate units based on the site's allowed density. With the exception of the

DVSP area, no concentration of lower income sites would occur as a result of this Sites Inventory. Figure 35 shows the vacant parcels, nonvacant parcels, and pipeline projects identified in the Sites Inventory in relation to the TCAC scores of each census tract.

FIGURE 35: LOCATION OF SITES TO MEET RHNA



IMPROVED CONDITIONS

Spatial analysis shows that tracts with low- and moderate-income households, concentrated minorities, and housing problems are predominately located in the Townsite Specific Plan and throughout the northern tracts of the city. Most of the sites identified in Appendix B are in moderate resource areas in the lower two thirds of the city. Sites that do accommodate lower income units in the low resource areas concentrated in the DVSP. Additionally, revitalization and improvement strategies are planned within the DVSP, where mixed-use sites are utilized to accommodate lower income RHNA units. These strategies are discussed below.

EXACERBATED CONDITIONS

The northern area of the city contains census tracts with higher levels of concentrated minorities, cost burdened households, overcrowded households, and lower TCAC resource levels. Vacant sites that could accommodate moderate and above moderate units were identified in the lower resource areas of the city. The city's 1,145 lower income units occur within the DVSP, which is designated as a moderate resource area. The Sites Inventory does not exacerbate conditions in vulnerable areas of the city.

INTEGRATION AND SEGREGATION: RACE AND INCOME

Census tracts with the highest concentration of minority races and LMI populations are located in the northern part of the city. As stated previously, lower income sites do not occur in these areas, and only vacant sites that could accommodate moderate and above moderate units were identified. There is little concentration of sites on these tracts, with sites located on spread out vacant parcels. Lower income units focused on mixed-use parcels within the DVSP offer opportunities for lower income housing in moderate resource areas.

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

While Vista has no racially/ethnically concentrated areas of poverty (per HUD's definition), some tracts with a high concentration of minorities and LMI populations were found in the northern part of the city and within the Townsite Specific Plan. Approximately 41 vacant sites are located in these vulnerable areas and could support 35 moderate units 47 above moderate units. Alternatively, areas south of State Route 78 have a large white population and the highest median income in the city. Approximately 28 vacant sites are located in these concentrated areas of affluence and could support 65 moderate units 40 above moderate units.

ACCESS TO OPPORTUNITY

The city is categorized into 23 census tracts. census tracts in the southern portion of the city are generally categorized as moderate resource, while tracts in the north of the city are predominately low resource. Housing units in the sites inventory are not disproportionately concentrated in different resource areas, and the sites identified in low resource areas are scattered on vacant parcels and facilitate the development of moderate-, and above moderate-income units. As stated above, 21 vacant and 188 nonvacant sites were identified in the DVSP, which could accommodate 1,157 lower income units and 240 above moderate units. Lower income units in the DVSP have moderate access to opportunity, which is the highest resource level in Vista. Additionally, revitalization efforts have been proposed that target economic development in the DVSP. The remainder of the moderate and above-moderate income units are located on vacant sites in low and moderate resource areas in the city.

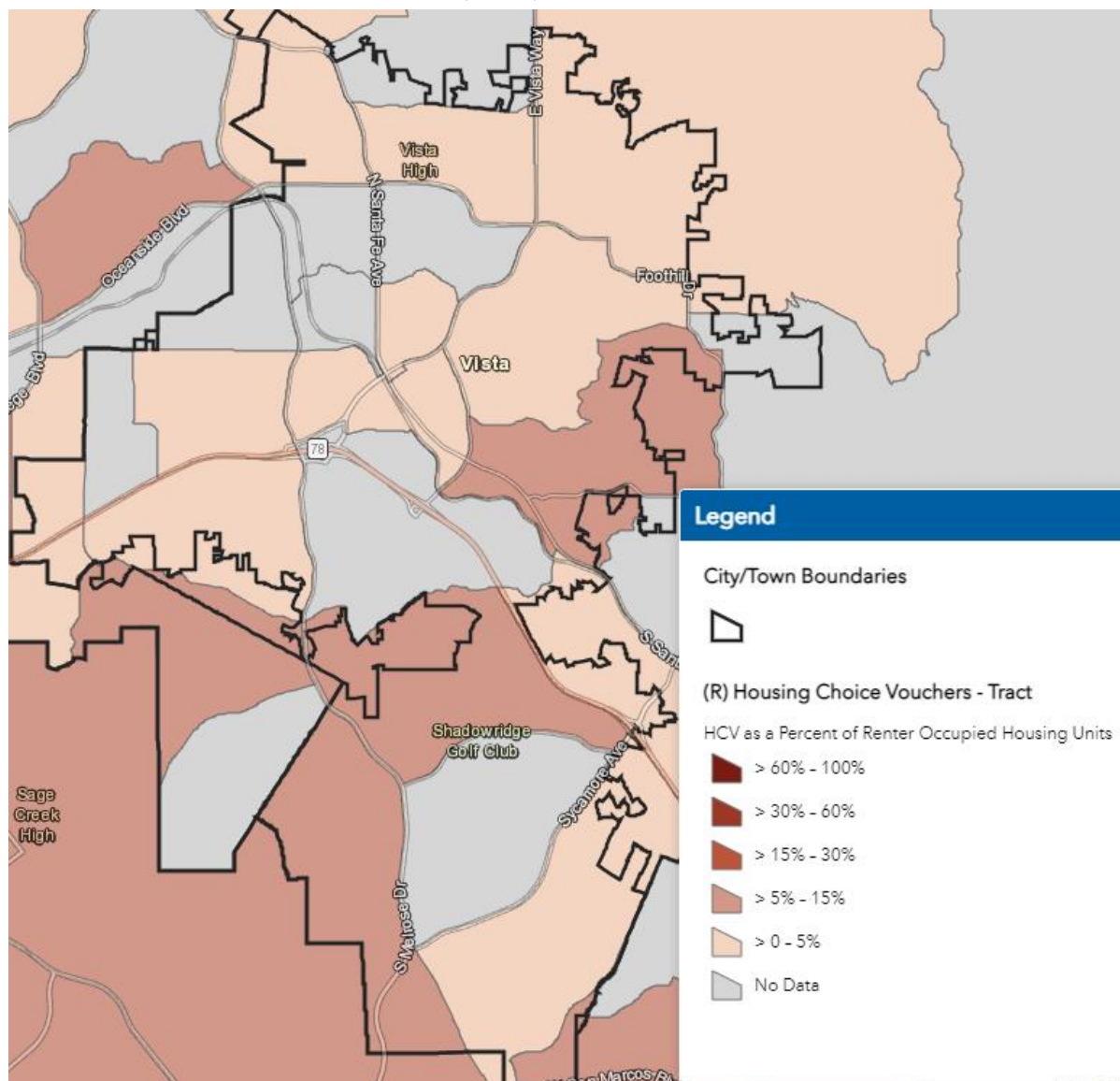
DISPROPORTIONATE HOUSING NEEDS

The fair housing assessment found a need for affordable housing for people with disabilities and adequate housing for large families. The City incentivizes the development of extremely low-, very low-, low-, and moderate-income housing by reducing land costs to the point where it becomes economically feasible for the private developer to build units affordable to low and moderate income households (Program 5). 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.

SUBSIDIZED HOUSING

As discussed in Chapter 2, Vista has six publicly assisted rental housing projects in the city that rely on Section 202, Section 811, and/or Section 8 assistance. These projects consist of 36 lower and moderate units and have low risk of converting to market rate within the next ten years. 411 households receive Housing Choice Vouchers in Vista. As shown on Figure 36, high concentrations of Housing Choice Voucher recipients are not present in the city. The highest percent of housing voucher recipients (5 – 15 percent) occurs in moderate resource areas. The Sites Inventory focuses its 1,157 units lower income units in areas within the DVSP, which does not have historically high levels of housing choice voucher recipients.

FIGURE 36: HOUSING CHOICE VOUCHERS (VISTA)



SOURCE: AFFH DATA VIEWER, 2021

DOWNTOWN VISTA SPECIFIC PLAN

The DVSP states numerous revitalization principles that work to reestablish Vista's downtown area as the city's commercial, social, and cultural center. These include:

- Supporting economic development through a coordinated effort between the public and private sectors;
- Establishing a formal Arts and Culture District to encourage and promote the arts as a key element of Downtown Vista's economy and identity;
- Creating a lively mixed- use environment that provides a variety of housing, retail, and recreational opportunities and choices;
- Acknowledging the unique history and community identity of Vista;

- Enhance public gathering spaces with social and recreational amenities;
- Fostering stronger connections between adjacent neighborhoods and commercial centers downtown through enhanced pedestrian and bicycle networks, improved transit access, and efficient parking;
- Enhancing Buena Vista Creek as a pedestrian and recreational resource by providing pedestrian and bicycle trail opportunities along the creek;
- Incorporating the principles of health and sustainability; and
- Ensuring a streamlined and predictable discretionary review process

As stated in Chapter 4, the DVSP has seen significant redevelopment and revitalization in recent years, and has facilitated additional development by prioritizing improvements as part of the Paseo Santa Fe Improvement project which includes streetscape improvements to shift the entire downtown area to a more walkable and pedestrian friendly environment from the existing auto-oriented four lane road. Revitalization efforts in the DVSP has also directly resulted in the construction of two affordable apartment projects (North Santa Fe by Community Housing Works and Paseo Pointe by Affirmed Housing) in the area. The introduction of these residential projects in the area has also helped to activate the downtown area by attracting new restaurants and businesses into the area. The City remains committed to the promotion of redevelopment in the DVSP area.

The City will continue to implement these principles and revitalization strategies in conjunction with Programs 20 and 26 to revitalize the DVSP provide this area with the resources necessary to accommodate the potential increase of lower income housing.

FAIR HOUSING PRIORITIES AND GOALS

Since the publication of the AI report, the City of Vista is taking steps to remove these impediments. These meaningful actions are listed in Program 27 of the Housing Element. Table 14 identifies fair housing issues in Vista and suggests meaningful actions to further fair housing in the city. These meaningful actions are listed in Program 27 of the Housing Element.

Table 14: Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Enhancing housing mobility strategies	<ul style="list-style-type: none"> • People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and ineffective means to reach the community at large • Lack of language access 	<ul style="list-style-type: none"> • Continue to invest in Fair Housing resources through a contract with the Legal Aid Society of San Diego with a goal to support 30 residents on an annual basis who are in need of Fair Housing resources, mitigation or legal advice. LASSD provides free workshops to residents and landlords with the intention of encouraging fair housing practices and educate the public on fair housing; • Work with the County HCDS and LASSD to conduct random testing at least once every four years in Vista. Specifically, with the release of the 2020 Census, determine the

	<ul style="list-style-type: none"> • Insufficient local public fair housing enforcement and testing 	<p>appropriate bases be tested in the region and in the City. This data will be used to conduct a mid-cycle analysis of housing discrimination in Vista. Results will be used to influence changes to programs and policies as necessary, with any changes made within one year of the receipt of testing results;</p> <ul style="list-style-type: none"> • Annually conduct one workshop with targeted populations to allow for meaningful discussions and dissemination of useful information. Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by staff and results will be used to influence changes to programs and policies as necessary, with any changes made within one year of the identification of barriers to fair housing; • Annually coordinate with neighborhood and community advocacy groups such as Poder Popular, the Vista Community Clinic, and 2-1-1 San Diego when conducting fair housing outreach and education activities at the Vista library and/or at the Morris B Vance Community Room in an effort to provide resources, remove barriers, and enhance access in opportunity areas; • Develop accessibility programs by 2023 to focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses. Annually work with the Housing Authority of the County of San Diego to conduct landlord outreach to expand the location of participating voucher properties so voucher use would not be concentrated in southern part of the City; • Continuously encourage regional cooperation and administration of vouchers through portability and shared waiting lists; • Conduct affirmative marketing on a bi-annual basis to promote equal access to government-assisted housing and promote housing outside the immediate neighborhood to increase awareness and the diversity of individuals in a neighborhood and
--	--	---

		<p>remove barriers to housing in areas of opportunity;</p> <ul style="list-style-type: none"> Continuously develop multi-family housing opportunities with the goal of working with five developers per year to provide opportunities for higher density projects near major transit corridors.
Encouraging development of new affordable housing in Areas of High Opportunity	<ul style="list-style-type: none"> Lack of private investments in specific neighborhoods Lending Discrimination Location and type of affordable housing 	<ul style="list-style-type: none"> Diversify and expand the housing stock to accommodate the varied housing needs of different groups within moderate resource areas in the southern portion of the City. This action is also described in Program 5 - Affordable Housing Development; Continuously promote equal access to information for all residents and make information readily accessible (place in the Townsite Specific Plan community center, Vista library, and Morris B Vance Community Room) where info can be accessible; By 2023, make available in English and Spanish information about first-time homebuyer program administered by the County; By 2023, utilize zoning, include permit streamlining efforts, fees, incentives and other approaches to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing) in high opportunity areas; Target housing creation or mixed income strategies to encourage development of new affordable housing in high opportunity areas (e.g., via funding, incentives, policies and programs, density bonuses, housing trust funds). The City has a goal of annually producing 25 units affordable to lower income households.
Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing	<ul style="list-style-type: none"> Shortage of subsidized housing units Cost of repairs or rehabilitation Dominance of single-family housing, which is typically more expensive than multi-family Large farmworker population High levels of overcrowding Limiting local land use policies 	<ul style="list-style-type: none"> Continue to invest in public facility and infrastructure projects that improve the quality of life for residents, especially in the Townsite Specific Plan, North Santa Fe corridor area, Arcadia/Palomar neighborhoods, and South Gateway Subdistrict in the DVSP. Actively seek additional sources of funding on an annual basis; Promote the use of density bonuses to increase provision of affordable housing in moderate resource areas in the southern

		<p>portion of the City. A minimum of 25 units to be targeted under this objective;</p> <ul style="list-style-type: none"> • Provide rehabilitation financing assistance, specifically in the Townsite Specific Plan, North Santa Fe corridor area, Arcadia/Palomar neighborhoods, and South Gateway Subdistrict in the DVSP. Provide information on available programs on the City's website by December 2022; • Increase public outreach and encourage residents to learn about available programs, such as the Down Payment Assistance program; • Connect lower-income residents in low resource areas with affordable homeownership and rental opportunities; • Promote development of affordable housing in moderate resource areas in the southern portion of the City. Vista is encouraging small scale affordable housing through the ADU Fee Waiver Program. This program encourages residents to develop ADUs to rent to low-income residents and restricts rents on the property with a 10-year Affordable Covenant Agreement; • Promote development of affordable housing across the city (mixed-use and infill) and near services (transit corridors); • Target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure; • In 2022, ensure compliance with state law to facilitate affordable housing (ADUs), and Housing for Homeless and Special Needs; • Prioritized capital improvement programs; • Increase accessibility to community meetings by offering meetings on different days/times and conducting meetings in different languages; • Conduct an annual review and amend land use regulations, development standards, permitting procedures, and fees, as needed, and where feasible, to remove impediments to, and reduce the cost of, affordable residential development;
--	--	---

		<ul style="list-style-type: none"> Assess and monitor, on an ongoing basis and as data is available, the needs for farmworker housing within the community; and Facilitate and support efforts of private organizations and public agencies on an ongoing basis, to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.
Protecting existing residents from displacement	<ul style="list-style-type: none"> Unaffordable rents and sales prices in a range of sizes Displacement of residents due to economic pressure such as unaffordable rents, concentration of poverty, and availability of affordable housing Vista has a significant Hispanic concentration (greater than 50 percent) located in the northern portion of Vista (north of SR-78) Discriminatory lending practices 	<ul style="list-style-type: none"> Target resources to displacement risk areas (northeastern and southern areas) and consider the community needs in outreach activities (language, meeting days/times, advertisement). Develop a program to continually engage these communities by April 2023; By 2022, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities; Continuously work with developers with the goal of working with five developers per year to support subsidized housing development in the northern portion of the City to combat displacement; Develop by 2022, affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-Income Community to protect residents from displacement; Promote development of affordable housing in areas of low displacement risk; Continue to implement adopted Ordinance 2015-5 which promotes and ensures opportunities for local buying of goods and services from local businesses, and continue to promote the Shop Vista program which targets all businesses throughout Vista; Increased visibility of the jurisdiction's small business assistance programs, such as façade improvement program that offers funding to businesses for physical enhancements to their exterior elevations, signage and overall aesthetic appearance with the goal of reaching out to at least two to three businesses on an annual basis.

The City of Vista further addresses these impediments by contracting with the Legal Aid Society of San Diego, a non-profit organization to counsel property owners, managers, tenants, and homebuyers on fair housing related issues. Various services are implemented through this partnership including:

- Providing tenant/landlord counseling to all citizens;
- Responding to all citizens complaints regarding violations of the fair housing laws;
- Promoting community awareness of fair housing rights and responsibilities;
- Monitoring fair housing legislation, attending training and reporting to the City; and
- Serving as an overall fair housing resource for the area, including implementation of an affirmative fair housing market plan.

In addition to Federal fair housing laws, existing City policies and programs are already in place to increase affordable housing options, as well as ensure the provision of housing to many different population groups, including persons living with disability, large families, farmworkers, and persons who would benefit from supportive and/or transitional housing.

Additionally, while the AI lists several impediments to fair housing in Vista, the City is working separately to address impediments, and will address the remainder through implementing programs of this Housing Element. As for the regional impediments noted in the AI, AFFH programs in this Housing Element will work to increase fair housing practices such as outreach and education through social media and providing resources such as fair housing counseling and mediation, including targeting populations that have historically had fewer housing choices; promote equitable employment, and continue existing work with the Legal Aid Society.

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; • Collaborate with SDG&E to provide and promote energy efficiency and conservation education (i.e. The Roadmap Program), training, rebates, and incentives to Vista residents, businesses, and employees; and • 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 3: 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 2,561 units (515 units for very low income, 321 units for low income, 369 units for moderate income, and 1,356 units for above moderate income).

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 places heavy emphasis on 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 ongoing inventory of multi-family residential and mixed-use sites and provide updated information on sites on the City website <u>on an annual basis</u>; • Maintain an ongoing inventory of City-owned properties and other surplus sites owned by other public agencies that may be appropriate for residential uses; • Actively seek funding opportunities on an ongoing basis to prioritize additional public improvements in the DVSP and Townsite Specific Plan areas to facilitate revitalization in these areas; • Promote <u>two development incentives: reduced parking and increased building height allowance to developers active in the region</u>; • Evaluate DVSP policies and standards on an annual basis to assure they are adequately effective to protecting existing residents from displacement; • Annually monitor the consumption of residential acreage to ensure an adequate inventory is available; and • Investigate tracking rents for accessory dwelling units starting in 2022.
---------------------------	---

Program 4: Residential Sites Monitoring Program

In 2017, Senate Bill 166 (SB 166), otherwise known as “no net loss”, was passed to ensure that cities and counties “identify and make available” additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. In conjunction with Program 3 Residential Sites Inventory, the City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City’s available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target.

Should an approval of development result in a shortfall of sites to accommodate the City’s remaining RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

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

<p>Objectives and Timeframe:</p>	<ul style="list-style-type: none"> • Maintain an updated inventory of residential housing developments that have been submitted, approved, and denied; • Change the General Plan and Zoning designations of properties listed in Appendix B to address any shortfall of sites to accommodate the City's remaining RHNA requirements; • The City will actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations and will provide an inventory of available sites and information on sites on the City website in English and Spanish by April 2023. <u>The City has a goal of producing at least 25 units available to lower and moderate-income households on an annual basis;</u> • Monitor sites zoned to accommodate lower income units on an ongoing basis as part of a pre-application meeting, early design review, and/or formal project submittal, to ensure these sites continue to be viable options to accommodate lower income households; • Amend the Zoning Ordinance by April 2024 to allow, by <u>right or via streamlined review process to be shortened by 2 months from status quo,</u> a mix of dwelling types and sizes, specifically missing middle housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings) within lower density city residential designations; • Annually monitor the City's remaining housing capacity to ensure compliance with SB 166 and the City's obligation to affirmatively further fair housing as part of a pre-application meeting, early design review, and/or formal project submittal; and • Continuously work with developers to support subsidized housing development in the northern portion of the city to combat displacement.
----------------------------------	---

Program 5: Affordable Housing Development

Consistent with state law (Government Code sections 65915 through 65918), the city continues to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower- and moderate-income households, the city will grant a density bonus over the otherwise allowed maximum density, and up to four regulatory incentives or concessions. The City's density bonus regulations (Municipal Code Chapter 18.90) will be amended to incorporate all recent changes to State density bonus law.

In addition, the City can utilize CDBG and HOME funds to write-down the cost of land for the development of extremely low-, very low-, 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

Housing Element

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). Recently approved affordable housing projects in the City consist of The Grove and Paseo Artist Village. The Grove provides 80 one-bedroom and two-bedroom new apartment homes for seniors age 62 and older. Paseo Artist Village is a mixed-use development that will include 60 income-restricted apartments ranging from one- to three-bedroom options.

The City is committed to maintaining and monitoring housing conditions amongst vulnerable and extremely low-, very low-, and low-income populations. Lower-income communities along with the elderly and persons with disabilities are disproportionately burdened with poorer housing conditions. Vista will continue to seek new funding opportunities as well as new partnerships to greater improve housing conditions. The City will work to identify and partner with advocacy groups such as Habitat for Humanity to expand existing resources and help further improve housing conditions amongst the vulnerable and low-income communities. and the need for rehabilitation assistance increases as the housing stock ages.

Funding:	CDBG and HOME
Responsible Agency:	Community Development/Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> Actively promote affordable housing development in moderate resource areas and areas with multi-family opportunity on an ongoing basis by providing an inventory of available multi-family housing sites on the City's website by December 2022; Continue to utilize funds to expand affordable housing projects that target and address vulnerable and special needs populations with the goal of facilitating the development of 125 lower income units over eight years; By December 2022, modify existing programs to provide City incentives to enhance the production of housing for lower-income households such as expedited permit processing and streamlined entitlement process. Annually seek additional funding sources as they become available and identify new partnerships to greater expand resources in the city. The City has a goal of producing at least 25 units available to lower and moderate-income households on an annual basis; Amend Municipal Code Chapter 18.90 to incorporate all recent changes to State density bonus law as part of the General Plan and Zoning Code update project, by April 2023; Actively monitor both the City's and State's development code for any additional updates that will require housing in the City to be altered/changed to comply with the latest updates and amend the development code within one year of the identification of a required

	<p>update;</p> <ul style="list-style-type: none"> • Investigate funding opportunities annually to provide rehabilitation services to homeowners and people amongst the vulnerable and low-income communities. Priority will be given to repair and rehabilitate housing identified by the city's Building Division as being substandard or deteriorating, and which houses lower-income, and in some cases, moderate-income households; • Encourage innovative housing structures on an ongoing basis, such as new shared and intergenerational housing models to help meet the housing needs of lower-income individuals citywide. This will be accomplished on an on-going basis through the other objectives listed here through use of the city's Housing Trust Fund; • Assess and monitor, on an ongoing basis and as data is available, the needs for farmworker housing within the community; and • Facilitate and support efforts of private organizations and public agencies on an ongoing basis, to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.
--	---

Program 6: Lot Consolidation

To expand opportunities for additional affordable housing, the city will encourage the consolidation of small parcels in order to facilitate larger-scale developments that are compatible with existing neighborhoods.

Funding:	Departmental Budgets
Responsible Agency:	Community Development/Housing
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to make available an inventory of vacant and nonvacant properties to interested developers; • Identify sites where potential consolidation can happen based on current site usage and ownership; • Market infill and redevelopment opportunities throughout Vista, including the DVSP and Townsite Specific Plan, and meet with developers to identify and discuss potential project sites on an on-going basis; and • Offer incentives for lot consolidation when minimum standards are met by April 2023. Incentives could include: reduced development fees, increased allowable density, decreased parking ratio requirements, modification to commercial FAR in mixed-use zones, reduced setbacks, and increased lot coverage and height allowance.

	North County Regional Winter Shelter Program; <ul style="list-style-type: none"> • Assist (when possible) local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters; • Review the low barrier navigation centers and emergency shelter provisions to comply with recent changes to state law and amend the zoning ordinance and other documents as part of the General Plan and Zoning Code update project, by April 2023; and • Reduce parking requirements for homeless shelters that are able to demonstrate a reduced parking need.
--	---

Program 10: Safe and Healthy Housing Program

The City of Vista is committed to reducing the barriers of housing to vulnerable populations due to environmental hazards. Communities of color and lower-income communities are disproportionately burdened with poor housing conditions due to a variety of environmental threats and hazards. Under California Government Code 65040, environmental justice is designed as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” The City is committed to expanding safe and healthy housing opportunities for people of all groups through the continuous expansion of environmental justice policies, conducting thorough environmental review of all housing developments, and creating partnerships with environmental justice agencies and advocates such as the California Environmental Justice Alliance.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Annually monitor policies, standards, and regulations regarding environmental justice in the city; • Ensure the Zoning Ordinance and other City regulations continue to allow for increased access to healthy food by residents (i.e. locally sourced healthy food retail outlets, farmers markets); • Continue to enforce the Municipal Code by issuing violations that compromise the safety of homes and the health of Vista residents. <u>The City has the goal of assisting, referring, or rehabilitating 5 units on an annual basis; and</u> • Nurture ongoing partnerships that help educate and execute the development of safe and healthy housing communities for all groups of people. Develop an engagement program and provide initial information on safe and sanitary living conditions on the City’s website in English and Spanish by April 2023.

Funding:	CDBG funds
Responsible Agency:	Fair housing service provider selected on an annual basis through a Request-for-Proposal process.
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to comply with the fair housing planning requirements of the CDBG; and • Provide fair housing information to the community and one-on-one services (such as mediation) with the goal of assisting 658 Vista residents, landlords, and housing professionals annually.

Program 21: Affirmatively Furthering Fair Housing

To address the requirements of AB 686, the city has worked collaboratively with the San Diego Regional Alliance for Fair Housing to complete the Analysis of Impediments to Fair Housing which identifies regional and local barriers to fair housing around the city, with heavy emphasis on racial and economic disparity and environmental justice. Methodologies were identified to reduce barriers in the City include adjusting zoning amendments to expand affordable and alternative housing opportunities, and increasing accessibility to information.

The 2020-2025 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI) was approved by City Council on June 9, 2020. The City continuously examines housing opportunities available within the City and has undertaken Zoning Ordinance amendments to address the impediments identified in the AI. The City will continue to work collaboratively with the San Diego Regional Alliance for Fair Housing to identify and promote fair housing, education, and advocacy.

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

<p>Objectives and Timeframe:</p>	<ul style="list-style-type: none"> • Continue to effectively address the requirements of AB 686 by coordinating with the Reinvestment Task Force, increase outreach and education through the fair housing service providers, publicize fair housing litigation to encourage reporting, and conduct random testing on a regular basis to identify issues, trends, and problem properties. Utilize feedback gathered during outreach efforts to revise future engagement efforts accordingly; • Annually work with local agencies such as the San Diego Regional Alliance for Fair Housing to help identify and reduce barriers to housing on both a regional and local scale. Develop a barrier reduction plan within one year of when barriers are identified; • Encourage mixed-income developments accessible to lower income residents citywide, especially in high opportunity and resource-rich areas through use of the city's Housing Trust Funds, development of city-owned properties, and use of grant funding for housing. Continue to invest in public facility and infrastructure projects that improve the quality of life for lower income residents, especially in the Townsite Specific Plan, North Santa Fe corridor area, Arcadia/Palomar neighborhoods, and South Gateway Subdistrict in the DVSP. <u>The City will undertake two to three public facility and infrastructure projects during the planning period to encourage development of lower income multi-family developments.</u> Provide an inventory of available multi-family housing sites on the City's website by December 2022 and update on an ongoing basis, as needed; • Reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources through use of the city's Housing Trust Funds, development of city-owned properties, and use of grant funding for housing; • Establish a method of measuring the progress of fair housing practices by December 2022, which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the city's Housing Element Annual Progress Report each April. When challenges are identified, develop a barrier reduction plan within one year of when barriers are identified; • Expand understanding of the current state of fair housing practices and potential areas of discrimination by conducting an in-depth study of fair housing issues around the city; and • The City shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. <u>Outreach efforts to disadvantaged communities will be a priority and two workshops will be conducted annually.</u> Conduct a community study of fair housing issues by April 2023 and utilize this information to inform future engagement efforts.
----------------------------------	---

Program 22: Community Outreach Program

Community outreach is a key component to developing a comprehensive and inclusive housing market in the City. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the City's housing and overall planning process. Strategies to expand accessibility and help further educate community groups include:

- Sharing and distributing public announcements/information through a variety of mediums such as flyers, E-blasts, website updates, new media, and social media;
- Actively monitor existing stakeholders and seek to find additional stakeholders from all sectors of the community to engage in the public participation process;
- Increasing accessibility to public meetings by conducting public meetings at suitable times, having meetings be accessible to persons with disabilities, having meetings be accessible to nearby transit centers, and provide additional resources such as childcare, translation, and food services;
- Ensuring public engagement opportunities are conducted in a variety of languages including Spanish to help reduce language barriers to the Hispanic community in Vista, and;
- Continuing to educate all community groups of the services available when it comes to both rental, homeownership, and rehabilitation/maintenance services.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Increasing accessibility to public meetings for all sectors of the community including minority groups and persons with disabilities by ensuring public meetings are in accessible locations to all persons; • Ensuring public meetings and other planning processes are delivered in ways that all groups of the community can understand such as delivering meeting content in multiple languages; and • Making public announcements and information accessible and visible in a multitude of ways.

Program 23: Equitable Employment Program

The City of Vista is committed to providing and expanding opportunities to people of all income-levels and community groups including employment. Access to housing is highly connected with access to employment as both housing costs and accessibility to employment centers are often large barriers to

Housing Element

housing. The Equitable Employment Program seeks to expand opportunities to people of all sectors of the community to employment opportunities in the City by actively focusing on the following actions:

- Actively target and recruit residents from lower-income neighborhoods and neighborhoods of concentrate poverty to serve or participate in positions such as boards, committees, and other local/governmental positions;
- Develop and establish specific hiring practices that emphasize the recruitment of diverse and multi-lingual employees in the community;
- Continue to seek funding for support strategies including employment strategies that facilitate leadership development and professional growth, and;
- Expand public outreach (partnering with Program 18) to educate people in all neighborhoods about potential employment opportunities, resources to help with resumes and interviews, and additional resources to help access the closest employment centers to housing.

Funding:	Departmental budget
Responsible Agency:	Economic Development Department
Objectives and Timeframe:	<ul style="list-style-type: none"> • Increase recruitment to lower-income communities and people with disabilities by 10 percent and help connect these groups to employment opportunities in the City; • By 2022, develop and expand on hiring processes and make the hiring process more proactive in disadvantaged communities by contacting local organizations and community groups such as Poder Popular; • Continue to expand public outreach on potential employment opportunities and additional employment resources in English and Spanish; and • Coordinate with the Economic Development Department at least annually to discuss program progress and to implement changes, as needed, based on feedback received from community groups and residents.

Program 24: Community Placemaking Pilot Program

The City of Vista actively seeks to identify new opportunities to bridge the gap between all neighborhoods despite differences in income-levels and demographics. The City seeks to create a unified community while also celebrating the different cultural makeup of each individual neighborhood. The Community Placemaking Pilot Program seeks to connect people and neighborhoods by implementing small-scale placemaking projects/events that people from all community groups can be a part of. Placemaking strategies include but are not limited to:

- Increase signage and wayfinding between neighborhoods;

Housing Element

- Implement “popup parks”/sidewalk cafes in community neighborhoods;
- Create a community murals programs to help beautify community neighborhoods and connect local artists of all backgrounds;
- Increase seating, such as picnic tables with chess/checker boards;
- Create a designated city community garden for all members of the community to visit and volunteer;
- Coordinate neighborhood walks/races, and;
- Increase overall community outreach (partnering with Program 18) to help spread the word on new community attractions in various neighborhoods and educate community groups on new community activities

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continuously connect neighborhoods of all income levels and demographic makeup in English and Spanish through community-wide activities that all persons including persons with disabilities can participate in (i.e., Strawberry Festival, Christmas Parade, community meetings, city-wide events); and • Expand public outreach through social media (i.e., Next Door, Facebook, Twitter, City website) to target all neighborhoods and educate people from all types of community groups on new and upcoming neighborhood projects and activities. <u>The City will reach out to a minimum of two community groups on an annual basis to provide information on planned or current development projects throughout the community.</u> Utilize feedback gathered during outreach efforts to revise future engagement efforts accordingly. Provide information on the City’s website in English and Spanish by July 2023.

Program 25: Fair Housing Services

With assistance from the city’s fair housing provider, the city will continue to offer fair housing services to its residents and property owners. Additionally, AB 686 (2017) requires each city to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Vista will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities.

Funding:	CDBG, Section 8 Rental Assistance, Housing Trust Fund
Responsible Agency:	Community Development Department/Planning

<p>Objectives and Timeframe:</p>	<ul style="list-style-type: none"> • Allocate annual funding for fair housing services through the Action Plan process for the use of CDBG funds; • Participate in regional efforts to mitigate impediments to fair housing choice; • Develop educational materials relative to fair housing requirements, regulations, and services by July 2023 and distribute to property owners, apartment managers, and tenants on an annual basis. Revise materials annually, as needed, to provide the most up to date information; • Make one public announcement annually, via different media (e.g., social media, newspaper ads, and public service announcements at local radio and television channels) related to fair housing programs and opportunities; • Conduct one workshop and training on available fair housing services with different community-based organizations on at least an annual basis, prioritizing events with organizations in low resource areas. Events to be held in English and Spanish at City facilities such as the Vista Community Room and the Vista Public Library; • Host diversity awareness events at a variety of locations throughout the city, including the Vista library, Townsite Specific Plan community center, and/or at the Morris B Vance Community Room, and engage neighborhood and community advocacy groups such as Poder Popular, the Vista Community Clinic, and 2-1-1 San Diego, on an annual basis to educate Vista residents on the importance of diversity within the community. Utilize feedback gathered at these events to tailor the location and structure of future events to reach all Vista residents; • Outreach targeted neighborhood and community advocacy groups annually to provide information related to home financing opportunities; • Continuously monitor and respond to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution). Review reports on an annual basis to target future outreach and education efforts in areas where a concentration of complaints are present; • Conduct fair housing testing at random sites to measure compliance and remove any such impediments through fair housing law enforcement; • Continue working collaboratively with San Diego Regional Alliance for Fair Housing to identify (SD RAFFH) to promote fair housing, education, and advocacy. The SD RAFFH also oversees the regional preparation of the Analysis of Impediments; • Take affirmative actions to further fair housing choice in the city, and implement the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and / or remove fair housing impediments; and • Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing
--------------------------------------	--

	trust funds) and market opportunities in all parts of the community.
--	--

Program 26: Segregation in Housing Implementation

Despite the repeal of explicitly racist and discriminatory housing laws, there remains a lasting legacy of segregation and resources disparities. Housing choice is often limited for persons of protected classes, including communities of color, to segregated concentrated areas of poverty. Programs under this goal are designed to affirmatively reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources.

Funding:	Departmental budget
Responsible Agency:	Community Development Department/Planning
Objectives and Timeframe:	<ul style="list-style-type: none"> • Monitor application of Development Code standards for constraints to development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing; • Continue to use the Action Plan process to proactively reduce segregation and promote an equitable distribution of all housing types in the City; • As part of the Housing Element Annual Report, describe how programs have assisted in the desegregation of housing to serve the entire population; • Target housing creation or mixed income strategies (i.e. funding, incentives, policies and programs, density bonuses, land banks, and Housing Trust Funds) and market opportunities in all parts of the community with the goal of reaching out to 5 percent of households earning less than 80 percent of the AMI, which equates to approximately 850 households; • By December 2023, develop a plan for the implementation of Circulation Element policies regarding Safe Routes to School and enhancement of facilities for pedestrians and bicyclists, giving priority to implementation in areas with a concentration of lower-income households; • By April 2024, implement a placemaking program for the DVSP area that includes activities such as: <ul style="list-style-type: none"> • Implement best practices in design and architecture to ensure building types promote cohesion across neighborhoods • Evaluate DVSP policies and standards on an annual basis to assure they are adequately effective to protecting existing residents from displacement.

Program 27: Fair Housing Program

Appendix C summarizes the fair housing issues and concerns in Vista based on findings of the 2020 Regional Analysis of Impediments to Fair Housing and additional research conducted as part of this Housing Element update. Table 48 presents a summary of the issues, contributing factors, and the City's actions in addressing these issues.

Funding:	CDBG funds
Responsible Agency:	Community Development Department/Planning, County Housing and Community Development, Legal Aid San Diego
Objectives and Timeframe:	<ul style="list-style-type: none"> Continuously assist residents with fair housing issues and concerns over eight years.

Table 48: Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Enhancing housing mobility strategies	<ul style="list-style-type: none"> People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and ineffective means to reach the community at large Lack of language access Insufficient local public fair housing enforcement and testing 	<ul style="list-style-type: none"> Continue to invest in Fair Housing resources through a contract with the Legal Aid Society of San Diego with a goal to support 30 residents on an annual basis who are in need of Fair Housing resources, mitigation or legal advice. LASSD provides free workshops to residents and landlords with the intention of encouraging fair housing practices and educate the public on fair housing; Work with the County HCDS and LASSD to conduct random testing at least once every four years in Vista. Specifically, with the release of the 2020 Census, determine the appropriate bases be tested in the region and in the City. This data will be used to conduct a mid-cycle analysis of housing discrimination in Vista. Results will be used to influence changes to programs and policies as necessary, with any changes made within one year of the receipt of testing results; Annually conduct one workshop with targeted populations to allow for meaningful discussions and dissemination of useful information. Education and outreach activities to be conducted as a multi-media campaign, including social media such as

Housing Element

		<p>Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by staff and results will be used to influence changes to programs and policies as necessary, with any changes made within one year of the identification of barriers to fair housing;</p> <ul style="list-style-type: none"> • Annually coordinate with neighborhood and community advocacy groups such as Poder Popular, the Vista Community Clinic, and 2-1-1 San Diego when conducting fair housing outreach and education activities at the Vista library and/or at the Morris B Vance Community Room in an effort to provide resources, remove barriers, and enhance access in opportunity areas; • Develop accessibility programs by 2023 to focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses. Annually work with the Housing Authority of the County of San Diego to conduct landlord outreach to expand the location of participating voucher properties so voucher use would not be concentrated in southern part of the City; • Continuously encourage regional cooperation and administration of vouchers through portability and shared waiting lists; • Conduct affirmative marketing on a bi-annual basis to promote equal access to government-assisted housing and promote housing outside the immediate neighborhood to increase awareness and the diversity of individuals in a neighborhood and remove barriers to housing in areas of opportunity; • Continuously develop multi-family housing opportunities with the goal of working with five developers per year to provide opportunities for higher density projects near major transit corridors.
--	--	---

Housing Element

<p>Encouraging development of new affordable housing in Areas of High Opportunity</p>	<ul style="list-style-type: none"> • Lack of private investments in specific neighborhoods • Lending Discrimination • Location and type of affordable housing 	<ul style="list-style-type: none"> • Diversify and expand the housing stock to accommodate the varied housing needs of different groups within moderate resource areas in the southern portion of the City. This action is also described in Program 5 - Affordable Housing Development; • Continuously promote equal access to information for all residents and make information readily accessible (place in the Townsite Specific Plan community center, Vista library, and Morris B Vance Community Room) where info can be accessible; • By 2023, make available in English and Spanish information about first-time homebuyer program administered by the County; • By 2023, utilize zoning, include permit streamlining efforts, fees, incentives and other approaches to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing) in high opportunity areas; • Target housing creation or mixed income strategies to encourage development of new affordable housing in high opportunity areas (e.g., via funding, incentives, policies and programs, density bonuses, housing trust funds). <u>The City has a goal of annually producing 25 units affordable to lower income households.</u>
<p>Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing</p>	<ul style="list-style-type: none"> • Shortage of subsidized housing units • Cost of repairs or rehabilitation • Dominance of single-family housing, which is typically more expensive than multi-family • Large farmworker population • High levels of overcrowding • Limiting local land use policies 	<ul style="list-style-type: none"> • Continue to invest in public facility and infrastructure projects that improve the quality of life for residents, especially in the Townsite Specific Plan, North Santa Fe corridor area, Arcadia/Palomar neighborhoods, and South Gateway Subdistrict in the DVSP. Actively seek additional sources of funding on an annual basis; • Promote the use of density bonuses to increase provision of affordable housing in moderate resource areas in the southern

		<p>portion of the City. A minimum of 25 units to be targeted under this objective:</p> <ul style="list-style-type: none"> • Provide rehabilitation financing assistance, specifically in the Townsite Specific Plan, North Santa Fe corridor area, Arcadia/Palomar neighborhoods, and South Gateway Subdistrict in the DVSP. Provide information on available programs on the City's website by December 2022;¹² • Increase public outreach and encourage residents to learn about available programs, such as the Down Payment Assistance program;¹² • Connect lower-income residents in low resource areas with affordable homeownership and rental opportunities;¹² • Promote development of affordable housing in moderate resource areas in the southern portion of the City. Vista is encouraging small scale affordable housing through the ADU Fee Waiver Program. This program encourages residents to develop ADUs to rent to low-income residents and restricts rents on the property with a 10-year Affordable Covenant Agreement;¹² • Promote development of affordable housing across the city (mixed-use and infill) and near services (transit corridors);¹² • Target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure;¹² • In 2022, ensure compliance with state law to facilitate affordable housing (ADUs), and Housing for Homeless and Special Needs; • Prioritized capital improvement programs; • Increase accessibility to community meetings by offering meetings on different days/times and conducting meetings in different languages; • Conduct an annual review and amend land
--	--	--

Housing Element

		<p>use regulations, development standards, permitting procedures, and fees, as needed, and where feasible, to remove impediments to, and reduce the cost of, affordable residential development;</p> <ul style="list-style-type: none"> Assess and monitor, on an ongoing basis and as data is available, the needs for farmworker housing within the community; and Facilitate and support efforts of private organizations and public agencies on an ongoing basis, to provide safe and adequate housing for farmworkers in agriculturally-zoned areas.
Protecting existing residents from displacement	<ul style="list-style-type: none"> Unaffordable rents and sales prices in a range of sizes Displacement of residents due to economic pressure such as unaffordable rents, concentration of poverty, and availability of affordable housing Vista has a significant Hispanic concentration (greater than 50 percent) located in the northern portion of Vista (north of SR-78) Discriminatory lending practices 	<ul style="list-style-type: none"> Target resources to displacement risk areas (northeastern and southern areas) and consider the community needs in outreach activities (language, meeting days/times, advertisement). Develop a program to continually engage these communities by April 2023; By 2022, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities; Continuously work with developers with the goal of working with five developers per year to support subsidized housing development in the northern portion of the City to combat displacement; Develop by 2022, affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-Income Community to protect residents from displacement; Promote development of affordable housing in areas of low displacement risk; Continue to implement adopted Ordinance 2015-5 which promotes and ensures opportunities for local buying of goods and services from local businesses, and continue to promote the Shop Vista program which targets all businesses throughout Vista;

Housing Element

		<ul style="list-style-type: none"> Increased visibility of the jurisdiction's small business assistance programs, such as façade improvement program that offers funding to businesses for physical enhancements to their exterior elevations, signage and overall aesthetic appearance with the goal of reaching out to at least two to three businesses on an annual basis.
--	--	--

RESOLUTION NO. 2021-163

**A RESOLUTION OF THE CITY COUNCIL OF THE CHARTERED CITY OF
VISTA, CALIFORNIA, RE-ADOPTING THE 2021-2029 HOUSING ELEMENT**

The City Council of the City of Vista does resolve as follows:

1. Findings. The City Council hereby finds and declares the following:

A. California Housing Element law requires all cities and counties to update the Housing Element of their General Plan to be consistent with the requirements of the State Department of Housing and Community Development ("HCD").

B. The City has prepared a Housing Element update covering the period from 2021 through 2029 consistent with California Housing Element law (Cal. Gov. Code Sections 65580 et seq).

C. The City Council held a workshop/study session on the 2021-2029 Housing Element on November 10, 2020 and January 12, 2021, and the Planning Commission held a workshop/study session on the 2021-2029 Housing Element on December 15, 2020.

E. A notice of public hearing describing the date, time and location of the Planning Commission public hearing was published in the San Diego Union Tribune at least ten days prior to the public hearing.

F. The latest draft Housing Element was posted on the City's website throughout the update process for review by community members, agencies, stakeholders and organizations serving lower and moderate-income households and persons with special needs.

G. The Planning Commission is an advisory agency to the City Council with regard to processing General Plan Elements and General Plan Amendments. It held a duly noticed public hearing on the proposed 2021-2029 Housing Element on May 18, 2021, in order to receive public testimony on the proposed General Plan Element.

H. At that hearing, staff reports both written and oral were received in evidence and all persons desiring to speak on the proposed General Plan Element were heard. At the conclusion of said hearing, after consideration of all evidence presented, the Planning Commission reached a recommendation on the matter.

I. On May 18, 2021, the Planning Commission adopted Planning Commission Resolutions 2021-07 and 2021-08, recommending approval of a Negative Declaration and the 2021-2029 Housing Element with the finding that its adoption will not have a significant impact on the environment.

J. The City Council held a duly noticed public hearing on the proposed 2021-2029 Housing Element on June 22, 2021, in order to receive public testimony on the proposed General Plan Element.

K. At that hearing, staff reports both written and oral were received in evidence and all persons desiring to speak on the proposed General Plan Element were heard. At the conclusion of said hearing, after consideration of all evidence presented, the City Council

RESOLUTION NO. 2021-163
CITY COUNCIL OF THE CHARTERED CITY OF VISTA
PAGE 2

adopted City Council Resolutions 2021-122 and 2021-123 approving a Negative Declaration and the 2021-2029 Housing Element with the finding that its adoption will not have a significant impact on the environment.

L. Subsequent to City Council's adoption of the Housing Element on June 22, 2021, the State Department of Housing and Community Development (HCD) requested minor changes concerning timelines associated with fair housing practices and related programs. These changes are reflected in the Housing Element and because they are program related, the Housing Element must be re-adopted by the City Council before it is forwarded to HCD for final certification.

M. The minor changes to the Housing Element clarifying some of the program timelines do not materially affect the environmental analysis included in the previously approved Negative Declaration and do not require further environmental review.

2. Action.

A. The City Council hereby approves and re-adopts the 2021-2029 Housing Element, a copy of which is included as Exhibit "A".

B. The City Council hereby delegates authority to the Director of Community Development, or his designee, to approve minor changes or revisions in the 2021-2029 Housing Element, which are of a non-legislative nature and that result from HCD's review for final certification of the Housing Element, without further City Council consideration or re-adoption of the 2021-2029 Housing Element.

3. Adoption. PASSED AND ADOPTED at a meeting of the City Council of the City of Vista held on September 28, 2021, by the following vote:

AYES: Mayor Ritter, Franklin, Green, Contreras, Melendez

NOES: None

ABSTAIN: None



JUDY RITTER, MAYOR

APPROVED AS TO FORM:
DAROLD PIEPER, CITY ATTORNEY

By: _____

ATTEST:
KATHY VALDEZ, CITY CLERK

By: _____

EXHIBIT "A": 2021-2029 Housing Element

APPROVED
Darold Pieper
20210913082452