



Housing Element Update – 2021-2029

City Council - Item 7.1
July 13, 2021

Many, Many New Housing Laws

- Increase and preserve housing **supply** and **affordability** (for lower income)
- Strengthen **planning for, and production**
- **Streamline and reduce barriers**
- Strengthen **enforcement and accountability** of local jurisdictions
 - *Attorney General and Monetary Penalties*
- Some **Carrots**: funding, availability of excess State property

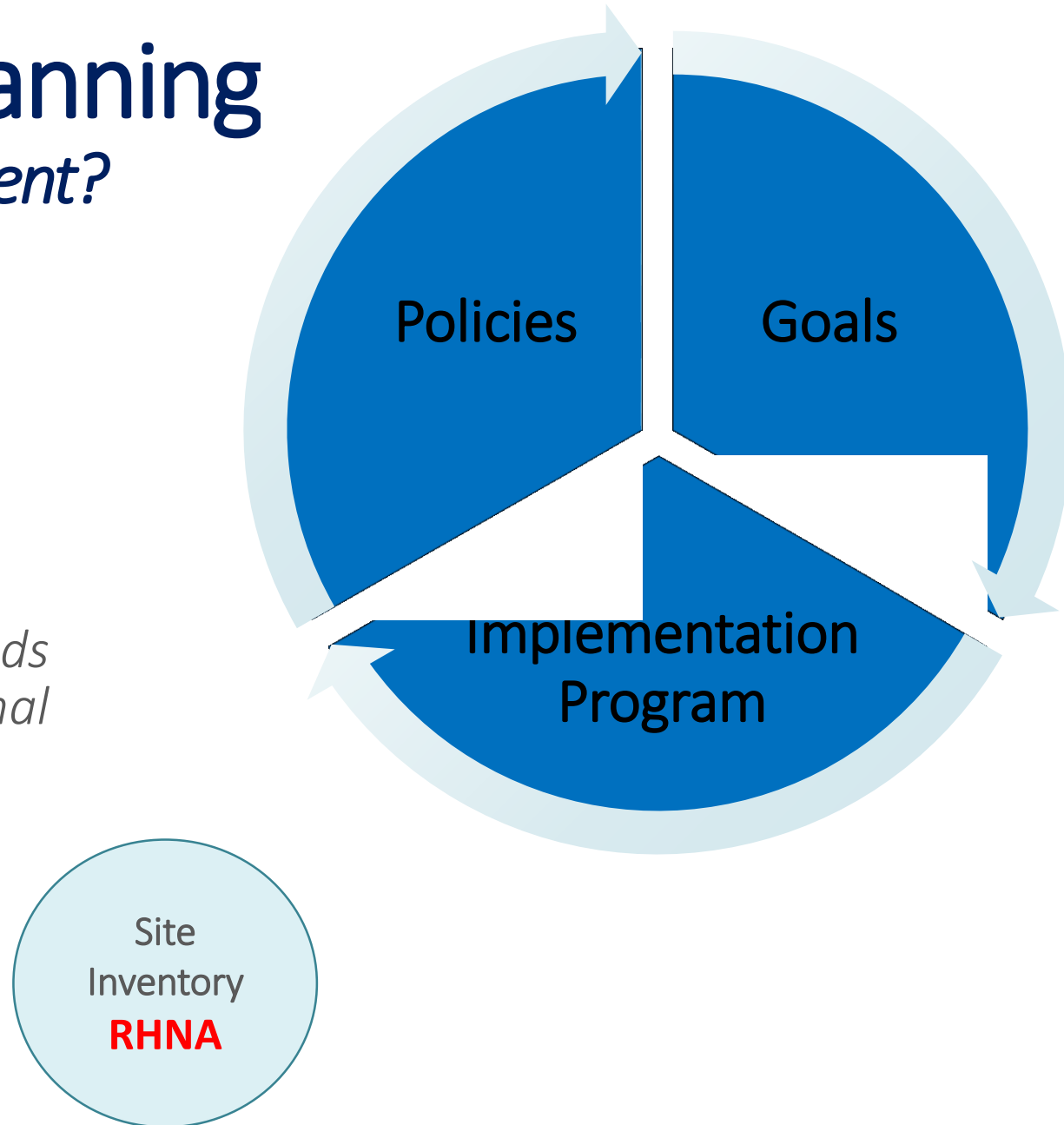
*Construct 3.5M new homes by 2025
(25% increase)*



The Future of Planning

What is the Housing Element?

- Provides Goals, Policies and Programs
 - *Guide future housing growth for an 8-year period*
 - *Address unmet housing needs of and its share of the Regional Housing Needs with land available*



Income Level	RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	3,209	69	24	0	22	0	0	0	0	Falling Short	115	(3,094)
Low	2,439	371	8	0	186	0	0	0	0		565	(1,874)
Moderate	2,257	302	11	0	2	13	0	0	0		328	(1,929)
Above Moderate	4,956	2,300	956	689	849	1,043	1,777	840	960		9,414	0
Total RHNA	12,861											
Total Units		3,042	999	689	1,059	1,056	1,777	840	960	0	10,422	(6,897)

Past Performance Regional Housing Needs Allocation (RHNA) 5th Cycle (2013-2020)

City of Chula Vista's 6th Cycle RHNA Allocation (2021-2029)



Income Category	No.	%
Extremely Low (0-30% of AMI) and Very Low (0-50% of AMI)	2,750	25%
Other lower (51-80% of AMI)	1,777	16%
Moderate (81-120% of AMI)	1,911	17%
Above Moderate (>120% of AMI)	4,667	42%
TOTAL UNITS	11,105	100%



Between 0.1 acre and 10 acres



30 dwelling units per acre and above for Low Income units



Identified in 2 previous Housing Elements & not developed can't count

6th Cycle Site Inventory – New Requirements



Policy & Implementation Plan

Goals: Vision for Chula Vista

Policies: Specific statements that will guide decision-making

Programs: Core of the City's housing strategy



Quantitative Data Analysis
Demographics (People &
Housing Stock)

+

Qualitative Analysis
Values of Community

Policies and Programs

Address important housing-
related needs

Must address State law requirements

Commits the City

Establish realistic timeframes

The **BOX** you must work
within



Goal # 1

**Promote Housing that helps to create Safe,
Livable and Sustainable Neighborhoods**



Goal # 2

Facilitate the construction and provision of Quality Housing to meet the City's diverse needs

(Type, size, ownership level, and income levels)

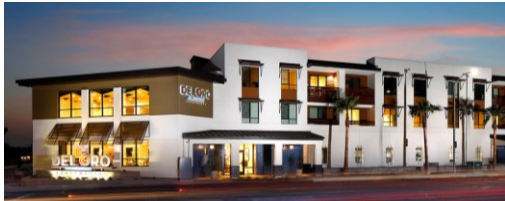


Goal # 3

Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity

Chula Vista's RHNA Allocation (2021-2029)

2 Bedroom Apts
 Alexan – Millenia \$ 2,750
 Del Oro on Broadway \$ 2,795



Based upon State HCD Housing Affordability Calculator

Income Category	RHNA Allocation		Max Income	Max Monthly Rent	Max Sales Price
			(Family of 4)	(2 Bdrm)	(3 Bdrm)
Extremely Low & Very Low	1,777	16%	\$36,350	\$ 525	\$ 71,130
(<31% AMI & Very Low (31-50% AMI)			\$60,600	\$ 935	\$ 138,610
Low (50-80% AMI)	2,750	25%	\$92,400	\$ 1,975	\$ 206,090
TOTAL – Lower Income	4,527	41%			
Moderate (81-120% AMI)	1,911	17%		\$ 2,400	\$ 402,905



3 Bedroom Condo/Townhome
 Strata Escaya \$550,000
 Pinnacle Millenia \$550,000



Goal # 4

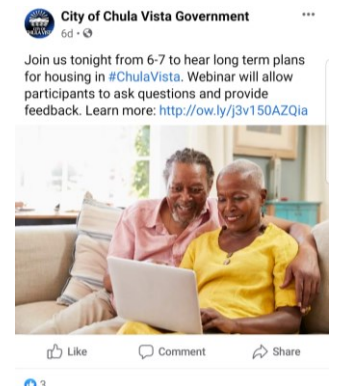
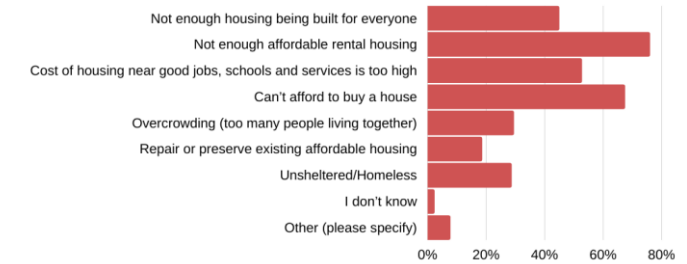
**Promote equitable and accessible housing
options and resources available
(Education/Outreach)**

Outreach

- Leveraging Engaged Residents and Stakeholders
 - Housing Advisory Commission
 - Commission on Aging
 - Planning Commission
 - Growth Management Oversight Commission
 - South Bay Community Services
 - Regional Taskforce on the Homeless
 - Development Oversight Committee
 - Building Industry Association

- Online Survey
 - Social media posts
 - +30,000 direct mailers for online survey
- Community Meetings
 - General community
 - Stakeholder Groups
 - Developers/Builders/Related Organizations
 - Social Service Providers/Educators

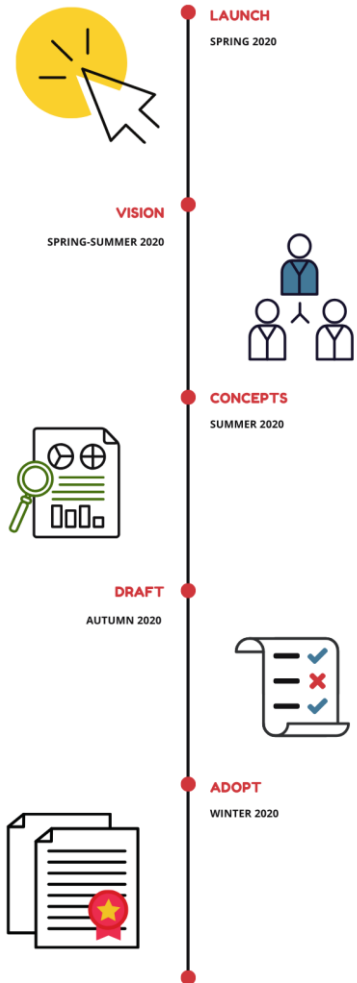
WHAT DO YOU THINK ARE THE MOST IMPORTANT HOUSING PROBLEMS IN CHULA VISTA? (PLEASE CHOOSE UP TO 3)



Planning Commission

On February 24, 2021, the City of Chula Vista Planning Commission recommended adoption of the Housing Element Update by a vote of 6-0, with one Commissioner absent.

HOUSING ELEMENT UPDATE PROCESS



DATE	Milestone
July 13, 2021	City Council approval
August 12, 2021	DEADLINE to submit to HCD
Implementation	ADU program/streamlining/ Permit ready options
	Balanced Communities Policy
	Short Term Rentals

Recommended Action

Resolution MPA 21-0001:

Adopt the Negative Declaration (IS 20-0004) and the Housing Element Update of the General Plan for the 2021-2029 Planning Period.



