

1.0 | 5TH CYCLE ACCOMPLISHMENTS

1.1 Overview

State Housing Element Law requires jurisdictions to review the progress and performance of past housing elements goals and objectives. The evaluation should be quantified where possible (e.g. the number of units rehabilitated) but may be qualitative as necessary (e.g. mitigation of governmental constraints). Where significant shortfalls between the targeted objective and the City's achievement are identified, the reasons should be discussed. This section discusses the progress of the goals and objectives defined in the 2005-2010 Housing Element.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
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Maintain and Enhance the Quality and Sustainability of Housing and Residential Neighborhoods	1.1.1 Rehabilitation of Owner Occupied Housing	Continue implementation of the City's Community Housing Improvement Program (CHIP) for low-income homeowners. Leverage its Home Upgrade, Carbon Downgrade (HUCD) program to better serve low-income and moderate-income residents. Integrate the HUCD program into the City's First-Time Homebuyers Program as an optional financing tool.	Two (2) mobilehomes and one (1) single family home were provided assistance for the repair/rehabilitation of their home through the City's Community Housing and Improvement Program. Program participation has fluctuated due to eligibility levels of participants due to credit, home loan values and availability of contractors to complete work. During 2018, the Property Assessed Clean Energy (PACE) programs, a private-public partnership, financed over 447 projects for a total of more than \$13 million in energy and water upgrades. Over 340 no-cost home and business energy evaluations conducted, which led to over 90% of residential participants implementing a recommended energy-saving behavior or retrofit. In 2019, the waiting list for CHIP was purged by sending out supplemental questionnaires and applications were sent out to start the process of finding applicants who meet the requirements to receive assistance. In addition, one household was assisted with a loan through this program.	Ongoing With 48% of its housing stock older than 40 years old and 30% of its owner occupants' lower income, the City will need to continue to provide assistance for the rehabilitation of owner occupied housing.

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	1.1.2 Encourage Climate Resilient Design Techniques	To support the City of Chula Vista's Climate Action Plan and its related goals, the City supports the following design measures to improve climate change resilience: design natural ventilation and passive solar into residential buildings; limit internal heat by specifying high-efficiency lighting and equipment; modeling of energy performance with higher cooling design temperatures; avoid building in flood zones; elevate mechanical and electrical equipment to minimize damage and danger from flooding; specify Class A roofing to reduce risk of wildfire; and design buildings to maintain livable conditions in the event of loss of power or heating fuel, or shortages of water.	<p>During 2018, staff further incorporated resiliency to climate change into City operations through completing the Water Stewardship Plan that evaluates how we can reuse water in our community to increase water resiliency. The Property Assessed Clean Energy (PACE) program, reference Section 1.1.1, provides residents and businesses with financing for energy and water upgrades, which improve their resiliency. To date, the PACE program has financed over 210 projects for a total of more than \$5 million in energy and water upgrades.</p> <p>In 2019, the PACE program has financed over 55 projects for a total of more than \$1.6 million in energy and water upgrades.</p>	Ongoing The City will continue to implement climate change building techniques as incorporated in the requirements of the building code.

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	1.1.2 Neighborhood Revitalization	Support a program focusing financial resources and efforts that improve the conditions and appearances of neighborhoods. This on-going program will target specific low-and moderate-income neighborhoods within Western Chula Vista that can be leveraged with other public and private investments.	<p>Infrastructure: Chula Vista voters approved Measure P – a temporary, ten-year, half-cent sales tax to fund high priority infrastructure needs. Collection of the sales tax began April 1, 2017. Notable improvements were made (in 2018) to public infrastructure and facilities, streets, civic and south libraries, recreation and senior centers, sports fields and courts, park improvements, traffic signals, and other improvements. A comprehensive list of improvements can be found on the City's website at www.chulavistaca.gov/measurep.</p> <p>Parks: The City received an HCD Housing-Related Parks (HRP) Program Grant in late 2017. In 2018, planning functions were underway for the improvements to Friendship Park. The project was still underway and nearing completion in 2019.</p> <p>Litter: In 2018, the Beautify Chula Vista Day event (funded by a California Redemption Value grant) was 454 volunteers came out to Otay Valley Regional Park to remove graffiti removal, pick up of litter and clear invasive vegetation, Memorial Park for graffiti removal, painting, and pick up of litter, Terra Nova Park for planting of native plants, painting utility boxes, sign installation, graffiti removal and pick up of litter, and Chula Vista Community Park for graffiti removal and pick up of litter.</p>	Ongoing - As resources are available These programs will be carried out through other appropriate City plans and documents.

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	1.1.3 Rental Housing Rehabilitation	As part of a comprehensive neighborhood revitalization strategy, the City seeks to provide financial assistance to private property owners of existing and deteriorating multifamily rental housing within Northwest and Southwest planning areas and requiring the property owner to set aside a number of housing units for lower income households at affordable rents. Efforts will be made to target properties in such areas where privately initiated improvements in other neighborhood developments may be generated.	The City continues to meet with developers as contacted regarding the inclusion of affordable housing units into existing multifamily housing. Due to current rental housing market, (e.g. high rents and low vacancy rates), there is a lack of interest by private property owners in participating in this program.	Ongoing - As resources are available This program will not continue through the next Housing Element. Over the course of the past Housing Element, no private ownership has expressed interest because of restrictions of program. The City will continue to work with other affordable housing developers at such time of refinancing and re-syndication.

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	1.1.4 Rental Housing Acquisition and Rehabilitation	As part of a comprehensive neighborhood revitalization strategy, the City Seeks to acquire and rehabilitate existing rental housing throughout the Northwest and Southwest planning areas of the City and set aside a number of the housing units for very low-income and/or special needs households at affordable rents.	Due to the current competitive housing market, the City is unable to acquire and rehabilitate property.	Ongoing - As resources are available While the City has not had the opportunity to advance this program due to a competitive and small market with many private investors, efforts will be made to acquire and rehabilitate existing properties to increase the affordable housing stock in Chula Vista.
	1.1.5 Funding for Housing Related Environmental Hazard Control	Support applications for available Federal or State funding to reduce housing related environmental hazards, including lead hazard control, building structural safety, electrical safety, and fire protection to address multiple childhood diseases and injuries in the home, such as the Healthy Homes Initiative.	Due to the City's budgetary reductions, funding levels, priority needs and scoring criteria, the City did not respond to the U.S. Department of HUD NOFA's for its Healthy Homes and Lead Hazard Control Programs.	Resources are limited and the City has not been in a competitive situation to apply. The City will continue to evaluate needs within the community and apply for this program as necessary and as resources become available.

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	1.2.1 Multifamily Housing Inspection	Provide for the continuance of a multifamily inspection program that evaluates conditions of rental housing complexes of three or more units and reports violations to the City's Code Enforcement Division regarding current health and safety codes. The City will follow up on all reports of violations to ensure the correction of any identified deficiencies.	<p>Code Enforcement staff began inspections in 2018 on 12 apartment communities through the City's Rental Housing Program. Code Enforcement opened 771 cases for individual apartments resulting from inspections of apartment communities initiated in 2018 and in the previous year.</p> <p>In 2019, CE conducted a total of 183 inspections for apartment communities. In addition, 848 cases were opened for individual apartments resulting from inspections of apartment communities.</p>	Ongoing Code enforcement is an integral service in our communities to ensure that citizens are living safe and healthy lives. This program will continue as it is funded through fees collected with business licenses.

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	1.2.2 Mobilehome Inspection Program	Provide for the continued systematic inspection of mobilehome and trailer park communities for compliance with Title 25 of the California Code of Regulations to promote safe and sanitary housing and neighborhoods.	<p>Through Title 25, Code Enforcement staff has completed inspections at Trailer Villa Mobilehome park with 118 mobilehome spaces. The initial preparations for inspection of Chula Vista Mobilehome Park with 166 spaces began in late 2018.</p> <p>In 2019, Code Enforcement staff has completed 201 unit inspections throughout various parks.</p>	<p>Ongoing</p> <p>This program is a requirement under State law and as a City, we have taken on this responsibility from the State. The inspections of mobilehome parks and spaces will be a continuing program as it is an integral part of our mobilehome communities' health and safety.</p>

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	1.2.3 Code Enforcement Activities	Continue Code Enforcement activities that proactively monitor housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens.	<p>Due to the growing foreclosure issue in Chula Vista, the City adopted a Residential Abandoned Properties Program (RAPP) ordinance in August 2007, which requires mortgage lenders to inspect defaulted properties to confirm that they are occupied. If a property is found to be vacant, the program requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately begin to secure and maintain the property to the neighborhood standard. For 2018, twenty-eight (28) residential properties were registered in the Abandoned Residential Properties Program (4 condominium and 24 single family properties). In 2019, 30 properties were registered through the Abandoned Properties Program.</p> <p>Code enforcement staff responded to 740 residential (e.g. apartments, duplexes, condominiums, mobile homes and single-family homes) complaints during 2018. For condos and single-family dwellings such activities included un-permitted construction, trash junk and debris, inoperable vehicles related. Forty-six of</p>	<p>Ongoing. Code enforcement inspections will continue to be held in our communities as they are essential to maintaining neighborhood safety and addressing issues as they happen and before they worsen.</p> <p>The complaints addressed by Code Enforcement officers directly affect the health and safety of Chula Vista residents.</p>

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			the complaints were related to apartment communities for such activities as mold, roach/rodent infestations and other maintenance issues.	

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	2.1.1 Water Conservation Practices	Promote the inclusion of state-of-the-art water conservation practices in existing and new development projects where proven to be safe and environmentally sound through targeted policies and incentives in partnership with the local utilities. These practices can include, but are not limited to, low-flow plumbing fixtures, and EPA WaterSense-labeled appliances.	During 2015, residential and commercial buildings met the Green Building Standard, which requires a 20% reduction in potable water use (compared to national standards) in new construction and major renovation projects and met the requirement for laundry water re-use pre-plumbing. Through its SDG&E Local Government Partnership, the City also distributed 23 water-savings devices to existing residences and businesses in 2018. Finally, the PACE program, as mentioned in Section 1.1.2, helped fund indoor and outdoor water conservation measures in existing buildings.	Ongoing with the Climate Action Plan. The City will continue to implement water conservation practices through existing and future projects. These policies not only benefit our environment but also bring cost savings to residents and water independence to our region.

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	2.1.2 Landscaping-Specific Water Conservation Strategies	Promote the use of low water demand (WaterSmart) landscaping, which incorporates high efficiency irrigation and drought-tolerant plant materials in existing and new development. When developing landscape designs, encourage the minimal use of turf areas and the implementation of the City's Shade Tree Policy, which requires a certain percentage of shade coverage within parking lots and along streets excluding alleyways. Water reuse techniques, such as graywater systems, rainwater harvesting, and recycled water, to meet outdoor landscaping water demand should be encouraged.	The City continues to promote low water demand landscaping through its revised Landscape Water Conservation Ordinance (large parcels) and Outdoor WaterSmart Guidelines & Checklist (small parcels), both of which guide landscaping projects towards high water use efficiency.	Ongoing with the Climate Action Plan. Water use efficiency is a priority for the City because of our geographic location and climate. The City will continue to improve upon these practices to achieve long-term sustainability and a sustainable water supply.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	2.1.3 New Development - Specific Water Conservation	Continue to develop, update, and enforce water-related building codes and development requirements such as the City's Landscape Water Conservation Ordinance, Green Building Standard, Design Manual, and Water Conservation Plan Guidelines (or their equivalent) as part of the residential development review and approval process. Developers shall provide homebuyers with an "Outdoor WaterSmart Package" at occupancy, which also includes information about the City of Chula Vista NatureScape program.	<p>The City continues to promote low water demand landscaping through its revised Landscape Water Conservation Ordinance (large parcels) and Outdoor WaterSmart Guidelines & Checklist (small parcels), both of which guide landscaping projects towards high water use efficiency.</p> <p>The City continues to require Water Conservation Plans for large developments (over 50 dwelling units or equivalent) which emphasize both indoor and outdoor water use efficiency and requires homes to be pre-plumbed for water re-use systems from clothes washers.</p>	Ongoing with the Climate Action Plan. Understanding that conservation of natural resources and long-term sustainability is a priority in our geographic area, the City will continue to encourage these efforts through innovative building codes and requirements.

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	2.1.4 Public Education for Water Conservation	Promote water conservation, efficiency, and reuse in the community by providing appropriately targeted public education and by offering free technical assistance in partnership with the local water districts.	The City continues to work with the Sweetwater and Otay Water Districts in to host community educational workshops and distributing general water efficiency educational materials. We also created a mobile display that explains how residents can install Laundry-to-landscape systems in their own home which was displayed at community events and public buildings. In addition, the City provides free home and business water evaluations and has distributed water-saving devices over the last year.	Ongoing with the Climate Action Plan. The City continues to partner with local water organizations to encourage Chula Vista residents to reduce water either through free consultations, services, or other incentives.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	2.2.1 General Energy Efficiency and Renewable Energy Strategies	Maximize energy efficiency and integrate renewable energy into existing and new development projects through appropriate site and building design, energy efficient materials and appliances, onsite renewable energy systems, and home energy performance ratings by developing targeted policies consistent with the California Long-Term Energy Efficiency Strategic Plan.	<p>The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. During 2018, the City provided over 286 no-cost business energy evaluations and 100 home energy evaluations were conducted, which has led to participants implementing a recommended energy-saving behavior or retrofit.</p> <p>During 2019, the City adopted an LED requirement for commercial outdoor lighting and provided over 548 no-cost business energy evaluations and 65 home energy evaluations. In 2020 the City plans on adopting ordinances that focus on existing buildings with a retrofit energy efficiency requirement and a benchmarking ordinance. The City also joined San Diego Community Power, a JPA Community Choice Aggregator, with the goal of increasing control over local electricity sources and reduce carbon emissions. Additionally, the City launched the Chula Vista Climate Action Challenge which engages Chula Vista residents by providing information about making sustainable</p>	Ongoing with the Climate Action Plan. While the ending of the City's Local Government Partnership with SDG&E will reduce some education and outreach activities the City continues to partner with organizations to encourage Chula Vista residents to reduce energy waste and utilize clean energy through free consultations, services, or other incentives.

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			choices in their home. Over 100 households have signed up in 2019.	

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	2.2.2 New Development - Specific Energy Conservation Requirements	Continue to develop, update, and enforce energy-related building codes and development requirements. Applicable codes and development requirements include, but are not limited to, the City's Green Building which includes Cool Roof standards as part of the residential development review and approval process.	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. In more recent years, California Building Codes are reflecting the need to implement more energy efficient construction, with more significant changes occurring with Code updates effective January 2018. To assist developers, contractors and other industry stakeholders, the City, in partnership with SDG&E, has held numerous brown bag lunch events on building code requirements, new programs, and other relevant information. The City continues to provide a "Sustainability Desk" at the building permit counter to provide technical assistance on energy conservation and other green building topics.	Ongoing with the Climate Action Plan. While the ending of the City's Local Government Partnership with SDG&E will reduce some education and outreach activities the City continues to promote energy efficiency and renewable energy through energy-related building codes and development requirements. The City is developing ordinances that focus on existing buildings with a retrofit energy efficiency requirement for residential buildings and a commercial benchmarking ordinance.

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	2.2.3. Zero Net Energy Home Target	Facilitate progress towards the development of “Zero Net Energy” residential buildings, which have a net energy consumption of zero over a typical year as envisioned by the California Long-Term Energy Efficiency Strategic Plan. This progress will be accomplished by creating developer incentives (such as expedited permitting or reduced permit fees) and by leveraging state and federal housing funds administered by the City’s Housing Division.	See comments Section 1.1.1.	Ongoing with the Climate Action Plan. The City will continue to promote “Zero Net Energy” residential buildings through ongoing support and programing, such as the "Green Homes for All" program.

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	2.2.4 Public Education for Energy Conservation	Promote energy efficiency and renewable energy in the community by providing appropriately targeted public education and by offering free technical assistance from San Diego Gas & Electric.	The City continues to provide energy-related materials and services through free energy evaluations, community outreach events and the Library Energy Lounges. The City continues to sponsor a “Sustainability Desk” at the building permit counter to provide technical assistance on energy conservation and other green building topics.	Ongoing with the Climate Action Plan. While the ending of the City's Local Government Partnership with SDG&E will reduce some education and outreach activities the City continues to promote energy efficiency and renewable energy to the community through existing and innovative approaches, such as the Chula Vista Climate Action Challenge and Energy efficiency kits at the library.

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	3.1.1 Integration of Land Use Planning and Transit	The City's General Plan, including this 2013 – 2020 Housing Element, promote a land use pattern that is anticipated to reduce Vehicle Miles Traveled (VMT) and result in the region meeting or exceeding the targets established by the California Air Resources Board (CARB). The key component of the 2013 – 2020 Housing Element will be to promote the integration of land use planning and transit, whereby: the City encourages the use of incentives, when available, for mixed-use development, which includes housing, retail, and office space, at transit nodes and other high-intensity locations as appropriate. The City supports implementation of the San Diego Association of Governments (SANDAG)'s Sustainable Communities Strategy (SCS), including the adopted Regional Housing Needs Assessment (RHNA) Plan, which includes the following: increasing the housing supply and the mix of housing types, tenure, and affordability in an equitable manner, promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the	<p>The City of Chula Vista's Sustainable Communities Program (SCP) seeks to promote energy efficiency and reduce greenhouse gas emissions in the planning and building process and in neighborhood design.</p> <p>In 2013, the SCP developed a modeling tool for energy efficient community and site planning standards. The model is based on LEED's Neighborhood Development rating system, which integrates the principles of smart growth, New Urbanism and green building and encourages better neighborhood planning and development by assisting developers to select the appropriate mix of energy efficient features to maximize their site's sustainability score. This evaluation tool continues to be available on the City's website.</p> <p>In 2014, City staff participated in SANDAG regional workshops regarding the incorporation of Transportation Demand Management (TDM) into the Development Process. TDM refers to programs and strategies that manage and reduce traffic congestion during peak travel times. Two Specific Planning Area's (SPA's), Millennialia and Village 8 East, will include TDM</p>	Ongoing with the City's Sustainable Communities Program. The City will continue to integrate land use planning and transit as the City continues to grow and change with the needs of residents.
	of Chula Vista General Plan		In 2016 construction began on a Bus Rapid Transit (BRT) line (aka "South Bay Rapid") that will connect eastern Chula Vista to downtown San Diego. Service began in	

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Balanced and Diverse Housing Opportunities	4.1.1 Expiring Affordability Restrictions	Proactively work with property owner(s) of "at-risk" assisted housing developments whose affordability restriction are due to expire by 2020, as identified within Appendix A of this Element, and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies, or participation, public subsidies or participation by affordable housing developers.	The City continues to work with those property owners who own affordable housing where recorded covenants are nearing expiration. In accordance with our published Housing Element, there are no projects expiring in 2018 through 2020. The City and Housing Authority implements and has incorporated the provisions of Section 52080(g) the California Health and Safety Code and Sections 65863.10 and 65863.11 of the California Government Code into its policies and regulatory agreements for new projects. The Housing Authority continues to work with those affordable housing communities seeking to refinance or restructure to incorporate additional public benefit in the form of deeper income targeting, additional rent restrictions, including additional rent restricted units, the extension of the existing term of restrictions, or any combination therefore may be negotiated.	Ongoing. City will continue to monitor developments that have been identified that as expiring within the time period of the next Housing Element. We will reach out and explore possibilities in which we can maintain affordable restrictions and/or work with residents in providing necessary resources and information and follow HCD's preservation law. By working and building relationships with property owners and extending affordability periods, the City prioritizes residents who need affordable housing options.

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	4.2.1 Monitoring of Units Lost	Comply with State Law regarding the monitoring and reporting of housing units occupied by low-or moderate-income households demolished within the Coastal Zone.	In 2019, no units occupied by low or moderate-income households in the Coastal Zone were lost or demolished.	Under SB 330 there is a requirement to replace units that were occupied by low- to moderate-income families. This program will be revised in order to comply with SB 330.
	4.2.2 Replacement Housing	Where conversion or demolition of housing units in the Coastal Zone is occupied by low-or moderate income households is proposed, replacement of such housing will be completed in accordance with State Law and the City's adopted Local Coastal Plan.	See comments in 4.2.1.	Under SB 330 there is a requirement to replace units that were occupied by low- to moderate-income families. This program will be revised in order to comply with SB 330.

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	5.1.1 Affordable Housing ("Inclusionary") Policy	Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981 and any implementing guidelines as adopted and updated. For all new residential projects consisting of 50 or more dwelling units, 10 percent of the residential units within the development ("on-site") shall be affordable to low and moderate income households (5 percent low-income and 5 percent moderate-income).	<p>The City continues to implement this objective through the Affordable Housing Program requiring new residential developments of 50 units or more to provide 10% of the housing for low and moderate income households.</p> <p>In 2018, the City began discussions with the property owner of Escaya in Otay Ranch regarding development of an affordable rental community.</p> <p>In 2019, the City entered into an Affordable Housing Agreement for 30-moderate income units in the Village of Escaya. Also, within the Village of Escaya, META Housing submitted an application for Low Income Housing Tax Credits and Bonds to assist in the development of 175 low income housing units that are subject to the City's AHP.</p>	Ongoing, review and revise. Partnerships with developers are crucial to the development of affordable units and housing within new communities. This program may need to be revised in order to meet demands and best accommodate the growing need for affordable housing to low- to moderate-income households

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	5.2.1 First Time Homebuyer Assistance	Continue assistance to low-income households in purchasing their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.	The City continues to contract with SpringBoard CDFI (formerly known as Community HousingWorks Realty and Lending) to administer the City's First Time Homebuyer program. In 2014, the City was awarded \$1,000,000 in CalHome funds to assist first time homebuyers. In 2018, with the final expenditure of CalHome funds, the City leveraged other additional monies from its HUD HOME funds and Balanced Communities Program to assist 10 households close escrow. In 2019, the program ran out of funding and the City will be adding additional funding to the Program in 2020. Also, an application for \$1.5M was submitted to HCD for CalHome funding under a NOFA released in November 2019.	Ongoing. Currently 58% of Chula Vista residents are homeowners. The City understands the importance of owning a home and investing in something for the future, therefore the City will continue to promote homeownership to increase community stability, grow resident wealth, and increase tax revenue. As funds become available, efforts will be made to help income-qualified residents make these investments.

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	5.2.2 Mortgage Credit Certificates (MCC)	Continue to participate with the County of San Diego and other cities to issue and renew Mortgage Credit Certificates (MCC) to qualified first-time low- and moderate-income homebuyers. First-time homebuyers are referred by the Development Services Department to the administering agency.	The MCC program is administered by CalHFA. The City's non-profit partner, SpringBoard CDFI(formerly Community HousingWorks) is authorized to provide MCC's to eligible households in the San Diego Region, including Chula Vista, and has leveraged the MCC program with its down payment assistance to assist 10 new homeowners in 2018. In 2019, homebuyers received an MCC. In 2019, CalHFA ended its participation in the Program.	While the program is ongoing, there are limited resources and competitive. The City will seek partnerships with other agencies to continue funding for first time homebuyer programs.
	5.2.3 Homebuyer Education and Counseling	Support and encourage developers, lenders and social service organizations to provide educational programs, loan counseling, and materials for homeowners and potential homeowners on home maintenance, improvement, and financial management. The purpose of these educational programs will be to help first-time homebuyers prepare for the purchase of a home and to understand the importance of maintenance, equity appreciation, and personal budgeting to minimize foreclosure rates.	Under its contract with SpringBoard CDFI, SpringBoard offers bilingual homebuyer education (HBE) to resident who wish to learn about homebuyer programs. As a result of a 2016 outreach event held at and sponsored by the City of Chula Vista, with over 150 rsvp's received, significant momentum and interest was generated for the available funds. In 2018, those homebuyers participating in the City's assistance programs were provided with pre-purchase counseling and homebuyer education.	This program will be revised and merged with applicable MCC programs, and not a standalone program.

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	5.2.4 Support Private Financial Assistance Programs	Support and encourage lenders, Development Services organizations and others to use non-traditional financial approaches to assist low-and moderate-income first-time homebuyers such as Individual Accounts and other emerging financial approaches.	Staff will continue to support and seek non-traditional approaches as opportunities exist. See comments listed above for Programs 5.2.1 - 5.2.3.	This program will not be continuing in the next Housing Element. Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to access resources available that assist low and moderate income residents build strong families and obtain and maintain health, stable and affordable homes.

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	5.3.1 Mobilehome Space Rent Review	Continue to enforce CVMC Chapter 9.50 to protect mobilehome residents' investment in their home while at the same time providing a reasonable return to the park owner in order to preserve this housing alternative.	<p>The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance (Chula Vista Municipal Code "CVMC" Chapter 9.50).</p> <p>In 2018, over 2,400 residents paid the administrative fee providing residents with rent control services as desired.</p> <p>In 2019, the Mobilehome Rent Review Commission continued to meet on a quarterly basis to receive information and education on matters related to mobilehome living in Chula Vista and other relevant matters that would assist them in their duties prescribed under CVMC Chapter 9.50. The Commission did not review any proposed rent increases.</p>	<p>Ongoing.</p> <p>The City will continue to collect a fee from mobilehome owners willing to participate in this program. The Mobilehome Rent Review Commission plays a large role in providing residents the protections that they need and will continue to meet regularly to consider participant complaints and concerns.</p>

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	5.3.2 Resident Ownership of Mobilehome Parks	Promote the purchase of those mobilehome parks with a Mobilehome Park (MHP) zone designation by park residents, when a park becomes available for sale in accordance with CVMC Chapter 9.60 (Sale of a Mobilehome Park). Accordingly, resident organizations shall have a right to purchase a park listed for sale if the organization is able to reach an acceptable price and terms and conditions with the mobilehome park owner. Financial assistance that may be provided by the State, or other funding sources may be limited to income eligible residents and require affordable housing costs.	No mobilehome/trailer parks were listed for sale in 2019.	Efforts to encourage resident purchase of a mobilehome park will continue as these opportunities arise.
	5.3.3 Mobilehome Park Conversion	Continue to enforce CVMC Chapter 9.40 to protect the rights of residents as mobilehome/trailer parks are closed or converted to other uses.	The City will continue to enforce CVMC 9.40 if and when a park is proposed for closure.	The City will continue to enforce these regulations and ensure that tenants are given their full rights.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.1.1 Homeless & "At-Risk" Homeless-Regional Planning	Continue to participate in regional planning efforts to address needs of the homeless, including the Regional Task Force on the Homeless and the South Bay Homeless Coalition.	<p>The City continues to participate in regional organizations focused on housing and other needs of the homeless or near homeless population. In January 2017, such regional bodies providing for data information and studies related to homelessness (the Regional Taskforce on the Homeless) and the Regional Continuum of Care Council, required by the U.S. Department of Housing and Urban Development for funding were merged to form one regional governance board now known as the Regional Taskforce on the Homeless ("RTFH"). With one regional body, it is anticipated that the merger will unify the countywide effort to help the homeless while operating more efficiently and with more transparency. Chula Vista continues to participate in the RTFH as a member in the full membership meetings and Board meetings. As an ESG entitlement jurisdiction, the RTFH must consult with the City.</p> <p>In light of the regional approach being undertaken and the establishment of the Chula Vista Homeless Outreach Team, the South Bay Homeless Advocacy Coalition disbanded in 2016.</p> <p>In 2018, the RTFH will be completing a long term strategy to reduce homeless in San Diego County.</p>	<p>The City of Chula Vista recognizes the importance of quality of life for all residents, housed and unhoused. Currently, there are 313 number of homeless residents in Chula Vista, of which 68% are identified as unsheltered.</p> <p>Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following:</p> <ul style="list-style-type: none"> • Conduct regional, goal-oriented planning and coordination that will identify gaps in service and seek methods to improve the responsiveness of existing homeless service systems.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.1.2 Homeless & "At-Risk Homeless"-Regional Funding	Continue to support regional funding efforts to develop new housing facilities for the homeless and maintain existing facilities and services, including the Regional Continuum of Care Council for San Diego County and its application for funding through the Federal Supportive Housing Program, local FEMA Board, County of San Diego Hotel/Motel Voucher Program and temporary winter shelters.	<p>In 2017, HUD implemented the “housing first” model and the Coordinated Entry System (“CES”) as best practices in addressing the needs of the homeless. With the changes in practice, Chula Vista and South Bay Community Services (SBCS), as the primary service agency that provides homeless shelter and services in Chula Vista, are continuing to make adjustments to its operations and funding process and priorities.</p> <p>SBCS operates four transitional living programs and the City has continued to allocate on an annual basis CDBG and ESG funds to SBCS for housing services. In 2018, the City funded the housing programs, as well as housing navigation services, tenant based rental assistance and hotel/motel vouchers serving as “bridge” housing for homeless in process of entering into a housing program to be administered by SBCS.</p> <p>The City also provides annual funding for the Rotational Shelter Network program to provide shelter to homeless at various congregational sites throughout the County, including Chula Vista. The City continues to implement a Homeless Outreach Team, including 2 police officers and 1 PERT Clinician, along with community clean-up of public areas such as parks, sidewalks, and open space areas. The City is partnering with the County of San Diego in the “Project</p>	<p>By leveraging existing and new sources of funds, the City is able to partner with other providers in taking a person centered approach to help achieve housing stability for clients as they transition from homelessness to becoming housed.</p> <p>Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: Achieve efficient and cost-effective delivery of services to persons experiencing or at risk of experiencing homelessness; To provide an array of housing linked with wrap around services, including short-term and temporary (including emergency, interim, transitional</p>

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.1.3 Existing & New Emergency Shelters & Transitional Housing	Continue in-kind and financial assistance for existing and new emergency shelters and transitional housing facilities that serve the City by providing technical assistance, siting opportunities, grants, or low cost loans to operating agencies.	See comments in 6.1.1 and 6.1.2. The City continues to provide funding to South Bay Community Services (SBCS) to operate its housing programs. SBCS receives \$63,000 annually from the City's Emergency Solutions Grant funding to serve approximately 90 extremely low-income homeless individuals and families that meet HUD's definition of homelessness. The City owns and operates six residential units that are used to provide housing for chronic homeless with mental health issues with wrap around services provided by the County of San Diego's Health and Human Services. Additionally, the City makes available Tenant Based Rental Assistance for 15 individuals through this program. All units are fully occupied. The City continues to seek opportunities to partner with affordable housing developers for the development of permanent supportive housing.	The City will work to provide the necessary resources and present opportunities to those who are willing to accept them. This includes partnering with community organizations and law enforcement to provide person-centered services. Utilizing existing resources and as new resources become available, Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following: Achieve efficient and cost-effective delivery of services to persons experiencing or at risk of experiencing homelessness. To provide an array of housing linked with wrap around services, including short term

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.1.4 Tenant Rental Assistance	Implement a homeless prevention program providing rent subsidies for those at-risk of becoming homeless	<p>See comments in 6.1.1 and 6.1.2. Since 2013, the City has contracted with South Bay Community Services (SBCS) to administer housing programs funded through Emergency Solutions Grant (ESG), HOME and CDBG to assist those homeless or at risk of being homeless. SBCS administers the City's Rapid Re-housing program for those households experiencing a recent incident of homelessness (at 30% or less of AMI) for up to 2 years of rental assistance and a Homeless Prevention program for short term assistance not to exceed 3 months. In 2019, SBCS assisted 15 families through Tenant Based Rental Assistance and 7 families through ESG.</p> <p>During 2018, the Section 8 program administered by the County of San Diego issued 2,585 vouchers in Chula Vista, 1,079 to elderly and 242 to large families. 26,630 households remain on the waiting list at the end of 2018, the majority of those families (13,786).</p> <p>During 2019, the Section 8 program administered by the County of San Diego issued 2,610 vouchers in Chula Vista,</p>	<p>Chula Vista will continue to encourage collaboration, communication, and partnership efforts with external agencies, organizations, and communities to do the following:</p> <p>Achieve efficient and cost-effective delivery of services to persons experiencing or at risk of experiencing homelessness;</p> <p>To provide an array of housing linked with wrap around services, including short-term and temporary (including emergency, interim, transitional, safe haven, and seasonal) housing, and Permanent supportive housing.</p>

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			1,624 to elderly and 197 to large families.	

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.1.5 Information on Resources for Basic Needs	Distribute informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless. Materials can be distributed on an as needed basis at public/civic center public counters and by City personnel in regular contact with homeless or near homeless households.	Staff continues to provide updated information on basic resources on the City's website and at the public counters. A Community Resources guide, which provides local and regional contact information for services ranging from emergency shelter and food to legal assistance and health services is available and provided at public counters and used by the CVPD HOT during its weekly outreach and other outreach events to the homeless. The Community Resources Guide, along with many other informational materials, are available at City's Development Services public counter. The City works closely with South Bay Community Services, the lead homelessness agency, and its Homeless Outreach Team to ensure that all informational material is updated on a regular basis and made available to households seeking information and resources. In 2019, the City began updating the existing Community Resources guide to provide better and more accurate information. The resource guide includes local and regional contact information for services ranging from emergency shelter	Considering that these services are already being provided by other organizations such as 2-1-1 and the Chula Vista Community Collaborative, the City will consider and include these programs in the Consolidated Plan.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			and food to legal assistance and health services. See comments in 6.1.1.	
	6.2.1 Second Dwelling Units	Continue to allow construction of new accessory secondary dwelling units in areas where the units do not compromise the neighborhood character, as defined in Section 19.58.022, Accessory Second Dwelling Units, of the Chula Vista Municipal Code as needed to facilitate and encourage development.	In 2018, 20 applications were submitted for accessory second dwelling units. 8 permits were actually issued with 2 completed, 1 withdrawn, and the remaining in process of review and issuance. In 2019, 29 permits were issued and 5 permits were done and closed.	Due to the shortage of housing in the City of Chula Vista, the construction of new units will continue to work to be in compliance with new state laws that incentivize second dwelling units.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.2.2 Shared Living	Support private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly seniors, students, and single person households. The City can identify the programs offered in the community and assist in program outreach efforts for shared living programs through advertisements in the City's website and placement of program brochures in key community locations.	<p>Given the significant need for affordable housing, City policies continue to support alternative housing types and living arrangements. While the City has provided past financial support to social service providers offering shared housing services in 2006, the local social service agency that provided shared living referrals ceased this service.</p> <p>The City has identified a possible partnership with another active shared housing service and is working towards expanding their services within the Chula Vista community as a viable housing option. Continuing discussions occurred in 2019 but no funding source identified.</p>	There are currently no restrictions and residents are already doing this in the open markets. Therefore, there have been no barriers identified for this occurring.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.2.3 Co-Housing	Evaluate the viability of co-housing where residents share common facilities (e.g., cooking facilities) and amendments to Title 19 of the Chula Vista Municipal Code and other documents, where appropriate, to facilitate its development.	This program is identified as a Level 2 priority. Due to the City's current budgetary reductions, review and amendments of the City's Municipal Code are being completed on an as needed basis. Any proposal to provide co-housing will be evaluated and processed on a project-by-project basis. In March 2018, the City hired a new senior planner position with the responsibility of reviewing and updating Title 19. Staff is focused on updates to the City's zoning code and specific plans consistent with legislative actions affecting residential development in effect as of January 2019 and review of other possible land use issues. Notable achievements include updates to zoning code for ADUs, JADUs, emergency shelters, supportive and transitional housing, employee housing, and residential care facilities.	The City will continue to develop relationships and partner with other agencies and providers regarding alternative living options and housing types, such as shared housing.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	6.2.4 Accessible Housing Regulations	Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.	<p>Title 1 and Chapter 19.14 of CVMC ("Reasonable Accommodations") provides for a formal procedure to consider whether a land use development standard or regulation of the City's can be modified or exempted in order to allow an individual with a disability to occupy their home. In December 2017, the California Tax Credit Allocation Committee adopted regulations for its programs requiring minimum construction standards to address mobility, hearing, vision and other sensory impairments. 10% of units must be made accessible to those with mobility impairments and 4% of units for hearing, vision, or other sensory impairments. TCAC Regulation Sections 10325(f)(7)(K) and 10326(g)(6) require projects to adhere to the provisions of California Building Code Chapter 11(B) regarding accessibility to privately owned housing made available for public use.</p> <p>In 2018, two (2) affordable housing developments totaling 58 units were acquired and will be rehabilitated in accordance with the new requirements under TCAC regulations.</p>	The City wants to maintain this program to ensure that everyone in community has access to housing without physical barriers. Monitoring strategies will be revised.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			In 2019, two (2) affordable housing developments are being rehabilitated totaling 177 units (58+119). 10% of the unit in these projects are now accessible to persons with disabilities per TCAC funding regulations.	

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
Government Role and Process	7.1.1 Specific Plans	Develop and consider for adoption Specific Plans for the Southwest Planning Areas in order to implement the housing-related land use policy General Plan Update of 2005.	The Palomar Gateway District Specific Plan was adopted in August 2013. Since its adoption, there has been development interest in the area. In 2015 a 21-unit residential project was completed at 778 Ada Street. In 2016, four new residential projects were issued building permits. No new residential permits were issued for this area in 2017. In September 2015 the Main Street Streetscape Master Plan was approved by City Council. The Plan is being implemented as funding becomes available and/or as developers develop property along the corridor.	This program has been completed and will not be included in the next Housing Element.
	7.1.2 Zoning	Update Title 19 of the Chula Vista Municipal Code, to implement housing-related land use policy contained in the General Plan Update of 2005.	Due to the City's current budgetary reductions, review and amendments to Title 19 of the City's Municipal Code (zoning) are being completed on an as needed basis. See comments in 7.1.1 and 7.4.1.	This program will be continuing. There have been significant changes required under state law that would necessitate the review or revision of zoning ordinance and compliance with those state laws.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	7.1.3 Emergency Shelters	The City will amend its Zoning Ordinance within one year of adoption of the Housing Element to address emergency shelters, and permit this use by right, without requiring a CUP, PUD or other discretionary action within identified zones, consistent with Senate Bill 2 (Housing Accountability) enacted in 2007. The zones being considered are the General-Industrial (I-G) and/or Limited Industrial (I-R) zones and the Community Purpose Facility within the Planned Community (P-C) zone.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	7.1.4 Transitional and Supportive Housing	The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing, pursuant to Health and Safety Code Section 50675.2, and supportive housing, pursuant to Health and Safety Code 50675.14, will be permitted as a residential use in all residential uses and subject to the same development standards as the same type of housing units in the same zone consistent with Senate Bill 2 (Housing Accountability) enacted in 2007.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.
	7.1.5 Single Room Occupancy (SRO) Units	The Zoning Ordinance does not contain specific provisions for SRO units. The City will amend the Zoning Ordinance to facilitate the provision of SRO's, consistent with the Assembly Bill 2634 (Housing for Extremely Low-Income Households) enacted in 2007.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	7.1.6 Farmworker Housing	The Zoning Ordinance will be amended within one year of adoption of the Housing Element to comply with Section 17021.5 and 17021.6 of the State Health and Safety Code regarding employee housing.	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.	This program has been completed and will not be included in the next Housing Element.
	7.1.7 Flood Hazard	Pursuant to Assembly Bill 162, amend the safety and conservation elements of the City's General Plan upon adoption of the City's Housing Element to include an analysis and policies regarding flood hazards and management. Upon the amendment of the safety and conservations elements, the City will review the adopted Housing Element to maintain internal consistency and amend the Element as may be necessary.	The City's Environmental Element contains a policy related to flood hazard management, as well the City's Municipal Code and are consistent with the Housing Element.	This program has been completed and will not be included in the next Housing Element.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	7.2.1 Priority Processing	Continue to implement priority processing of the necessary entitlements and plan checks to expedite the development process for residential developments, which do not require extensive Engineering or environmental review, with at least 15 percent of the units as affordable for very low-and low-income households. Update the expedite policy as may be necessary to encourage the development of affordable housing for lower income households.	Chula Vista offers expedited permit processing for certain development projects, including affordable housing. Affordable Housing Developers can request the expedited program to ensure the project is placed into service by the required deadlines established by the funders of the project (i.e. tax credit investors). All affordable housing projects have been provided with this service.	The City will continue this program and pro-housing policies to ensure that our low income residents have affordable housing.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	7.2.2 Development Fees	Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. Continue to consider subsidizing, waiving, or deferring fees for affordable units for very low- and low-income households on a case-by-case basis. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs, particularly extremely low and special needs households as allowed by the City's Municipal Code.	<p>See comments in 7.2.1. As needed based upon financial feasibility, the City may offer waiver and/or deferral of certain fees. In 2016, as part of the City's financial assistance to Duetta and Volta senior affordable housing developments, approximately \$2,000,000 in fees were waived/deferred. For rental housing development proposed within the infill urbanized area of the City, west of I-805, the City offers a development fee deferral program as incentive to those developments. In 2018, the City amended its Municipal Code to allow for the waiver/deferral of certain fees for accessory dwelling units.</p> <p>As there are changes in legislation, the City continues to update policies and regulation. The adoption of California Senate Bill 13 prohibits development impact fees on accessory dwelling units smaller than 750 square feet, and significantly limits the impact fees that may be charged to larger accessory dwelling units.</p>	The City will continue and analyze current Development Impact Fees and amend them to comply with new state laws as they become effective.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	7.2.3 Water/Sewer	The City of Chula Vista will provide a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority within 30 days of adoption. The City will also continue with the District to ensure affordable housing developments receive priority water service provision.	The City provided a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority.	This program is a requirement of Housing Element regulations. In addition, laws require ensuring that this sharing of information is completed when processing of new residential development.
	7.3.1 Pursue Affordable Housing Funding	Continue to utilize the eCivis software program to proactively pursue available Federal or State funding to increase, preserve and enhance housing affordable to low-income households	As opportunities become available for funding, the City actively pursues partnerships and as a City to apply for such funding. Past awards include application with SBCS for the Promise Zone designation in November 2013. In 2014 the City of Chula Vista was successful in a grant application for CalHOME funds towards the creation of first-time homebuyer opportunities. In 2019, staff was preparing an \$1.5M CalHome application to assist First Time Buyer in response to a Notice of Funding Availability that was issued by HCD in November 2019. In 2019, the City continued its partnership with the County of San Diego Health and Human Services Department to provide housing	The City will pursue affordable housing funding as new funding sources become available.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			and wrap around services for homeless with mental health illnesses. Staff continues to search for and apply for affordable housing grant opportunities.	

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	7.4.1 Affordable Housing Incentives (aka Density Bonus)	The City has adopted affordable housing incentives regulations to facilitate the development of affordable housing for very low, low, and moderate income households and seniors. This policy provides for a density bonus, incentives and waivers of development standards for housing providing the required number of units for the income qualified households and seniors. Continue to provide incentives for the development of affordable housing and housing for seniors through implementation of these regulations. Market incentives to housing developers via the City's website and the Development Services front counters.	<p>See comments in 4.1.2 and 7.1.2. The City of Chula Vista's Density Bonus Ordinance was approved by the City Council on December 11, 2012. The ordinance provides clarity and outlines the State requirements for affordable housing development. Developers of low and moderate income units are encouraged to utilize the incentives available through these regulations as may be needed.</p> <p>2 projects were approved in 2019, these include Bonita Glen and 310 K St. Bonita Glen has a total of 170 apartments - 9 apartments for very low income individuals. 310 K St has 46 apartments - 3 apartments for very low income individuals.</p> <p>The City will continue to update the City's zoning code and specific plans consistent with legislative actions affecting residential development in effect as of January 2019.</p>	The City will continue to monitor housing developments to encourage the designation of affordable housing through incentives. Municipal code will be revised as state codes are amended.
	7.4.2 Public Property	Evaluate the viability of providing affordable housing on City owned property that becomes available or is deemed surplus property.	Staff has evaluated its existing inventory of City and/or Agency owned land. The City has limited ownership of land, of which very little is currently suitable for residential development. As opportunities of surplus land become available, the City will	City policies will be revised to follow new state laws and the Surplus Lands Act.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			continue to evaluate the suitability of such land for residential purposes and the viability for affordable housing.	
	7.4.3 Affordable Housing in Public or Quasi-Public Zones	Evaluate the appropriateness of allowing affordable housing within public or quasi-public zoning designations, when appropriate.	See comments in 7.4.1.	The City will continue to monitor housing developments to encourage the designation of affordable housing through incentives. Municipal code will be revised as state codes are amended.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	8.1.1 Affirmative Marketing & Leasing	Require affordable housing developments for low-and moderate-income households to comply with the following policies; marketing and leasing efforts, require outreach to minority communities, including advertising in multi-lingual media; require the monitoring of lease and sales efforts for compliance with affirmative marketing; and, require periodic reporting to the Community Development Department on the composition of resident populations in units, income levels and affordability of the units.	<p>The City continues to require all developers of affordable housing communities to provide the City with a Marketing Plan, including efforts for affirmative marketing to minority communities. All marketing plans are required as condition of the loan agreement and are subject to review and approval by the City.</p> <p>All deed restricted affordable housing projects are required to conduct a lottery of the waitlist.</p>	Efforts to require affordable housing in new developments and prioritize low- to moderate-income families will continue. The City works with developers to further fair housing and ensure compliance with Housing Element regulations and new laws as they become effective.
	8.1.2 Fair Housing Education & Counseling	Continue contracting with a service provider for implementation of programs for broad outreach and education on housing rights to ensure information and materials are available to the entire community through a variety of means, including availability on the City's website and various City and civic buildings, fair housing counseling,	The City contracts with Center for Social Advocacy (CSA) to provide outreach and counseling for fair housing issues. Information regarding fair housing education and resources is available on the City's website and at the public counter. CSA conducted several workshops during the year for the benefit of residents and property owners/managers. One such workshop was directed to property managers and held at the Pacific	By providing a connection to legal services and placing an importance on fair housing practice, the City demonstrates its interest in putting residents first. The City works with developers to further fair housing and

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
		and resolution of fair housing complaints. Where appropriate, refer to other agencies, including State and Federal enforcement agencies.	Southwest Association of Realtor office. In addition, the planning process began for the San Diego Regional Analysis of Impediments to Fair Housing Choice. The City is a member of the San Diego Regional Alliance for Fair Housing that consists of 13 participating Cities and the County of San Diego.	ensure compliance with Housing Element regulations and new laws as they become effective.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	9.1.1 Public Input & Participation	Continue to incorporate public input and participation in the design and development of City housing plans and policies.	<p>The City continues to provide opportunity for public input for all plans, policies and projects. The Development Services Department has an established public participation policy for review of all development projects. Additionally, as a recipient of U.S. Department of Housing and Urban Development funds, the City also has an adopted Citizen Participation Plan for these funding programs.</p> <p>As part of its public outreach and engagement, in developing plans, policies and projects, staff solicits input using various methods such as surveys, meetings with community stakeholder groups, City sponsored community meetings, focus groups, community cafes, and office hours with elected officials and departments. City staff meets on a regular basis with citizen advocacy groups to discuss and address specific neighborhood needs, such as ACCE and Harborside Safety and Revitalization Committee.</p> <p>Outreach tools for publicizing events and information include the use of social media, such as Facebook, Nextdoor, and the City</p>	<p>The projects that are taken on by the City are not without consequences - both good and bad. Therefore, it is important to listen to and incorporate the opinions of the taxpayers and those affected by these projects. The City will continue to update its practices for collecting public opinion, emphasizing the hardest to reach populations in our communities and meet clients where they are.</p>

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
			<p>website. Interested persons may also sign up for Council and Commission agendas, new development applications, etc. Specifically, for housing related projects, applicants are requested to hold a meeting with neighboring residents and property owners at the onset of a project. As a project moves forward in the construction phase, applicants are requested to provide news and information to interested persons on progress and neighborhood impacts as a result of construction activity.</p>	

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	9.1.2 Limited English Proficiency Policy	Development of a City-wide policy to provide services to persons with limited English proficiency with the goal of providing such persons with better access to verbal and written information provided by the City, specifically related to affordable housing resources and programs for low-and moderate-income households.	<p>The City continues to provide bilingual materials for all housing program marketing materials and provides translation services as needed and as requested. The City provides translation service language on its website and is evaluating this service for all meeting agendas. All agendas related to Housing and altered agendas include a request for translation services.</p> <p>The City's Human Relations Commission, with its participation in the Welcoming Cities initiative, has identified as the development of a more comprehensive policy as part of its future work program.</p>	Chula Vista communities are diverse, and the implementation and improvement of policies will help in providing better written material and customer service to our clients whose primary language is not English. The City emphasizes meeting clients where they are and providing necessary resources to be an engaged citizen.

Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	9.1.3 Housing Resources Information	Develop and maintain outreach or other appropriate marketing materials identifying available housing resources and programs available in the City of Chula Vista, including affordable housing developments, to ensure existing and potential residents are aware of affordable housing opportunities. Information and materials are to be available via the City's website and the Development Services front counters.	<p>Staff continues to provide updated housing resource information as needed on the City's website, at the public counters and attends certain community events and meetings to provide information. The City also displays materials from other providers for those related housing services as Fair Housing services, Foreclosure Intervention services, Homelessness services, and community resources at the public counters.</p> <p>City staff hold a number of outreach events to provide technical assistance and information to its residents, business owners, and other community partners. In 2019, staff provided information for residential property managers, mobilehome park owners/managers and attended numerous community events to provide housing and neighborhood related information.</p>	With such a great need for affordable housing in our communities, the City will continue to develop up-to-date information on affordable housing opportunities to provide to the public at events, online, and at our front counters. The City will ensure that these resources use non-technical language, are translated to meet clients where they are, and bridge a digital divide when necessary.

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Goals & Policies	Name of Program	Objective	Summary of Program Implementation	Continued Appropriateness
	9.1.4 Annual Housing Report	Provide an annual report to the City Council on the City's existing housing stock and policies in relation to progress in implementing the policies of the Housing Element. The annual report shall also be made available for review in public locations.	Since 2008, the Housing Advisory and Mobilehome Rent Review Commissions have met annually to review Housing Element progress made during the previous year. It is anticipated that the groups will meet again this April in their annual joint meeting to discuss relevant housing issues to each group. In addition, the City Council is presented with the report annually in an open public meeting.	As a requirement of the Housing Element, the City will continue to provide annual reports to our governing body and the public to ensure transparency.