

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA AMENDING GUIDELINES TO THE
BALANCED COMMUNITIES (INCLUSIONARY HOUSING)
POLICY

WHEREAS, in 1981 the City adopted the Balanced Communities (“Inclusionary Housing”) Policy of the Housing Element of the General Plan (the “Policy”); and

WHEREAS, the Policy has continued to be implemented through the Housing Element, currently Policy 3.4 of the 2021-2029 Housing Element; and

WHEREAS, the goal of the Policy is to increase the diversity of housing prices/rents throughout the community and to ensure that the range of prices/rents continues over time by requiring that all residential development of 50 units or more provide ten percent (10%) as affordable to low- and moderate-income households; and

WHEREAS, in 2012, the City adopted the guidelines to the Policy (the “Guidelines”) to provide consistency in interpreting the Policy and to assist developers early in the development process so that residential development projects are designed from the beginning in compliance with the requirements of the Policy; and

WHEREAS, the Guidelines included areas of exemption and variance to allow additional flexibility in specific census tracts in the City, that at the time contained a larger percentage of low-cost housing options or were primarily vacant undeveloped land; and

WHEREAS, in 2015, the City adopted an amendment including revisions to the Guidelines in order to expand and clarify its implementation in adapting to changing market conditions and community housing needs; and

WHEREAS, due to rising housing prices throughout California, to align with legislation to promote housing production and to meet needs of the community to continue to provide a variety of housing options, the Guidelines are further being amended to now remove the areas of exemption and variance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it does hereby amend and approve the “Guidelines to the Balanced Communities (Inclusionary Housing) Policy” in substantial form and authorizes the Development Services Director the ability to update these Guidelines as needed to meet the goals of the Policy.

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Presented by

Approved as to form by

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Interim Director of Development Services

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