

Table A
Housing Development Applications Su

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income					
1					2	3	4	5					
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
Summary Row: Start Data Entry Below								42	6	156	0	0	0
	6440110600	99999 Olympic Parkway	Sunbow II Phase 3 - Neighborhood R-1	DR21-0001	5+	O	2/3/2021						
	6430606100	2055 Optima Street	Columba Apartments	DR21-0004	5+	R	2/7/2021	42		156			
	6191710700	1177 Third	Efficiency Studios	DR21-0006	5+	R	4/6/2021						
	6440110600	99999 Olympic Parkway	Sunbow II Phase 3 - Neighborhood R-2	DR21-0011	5+	O	6/30/2021						
	6440110600	99999 Olympic Parkway	Sunbow II, Phase 3 - Neighborhood R-3	DR21-0012	5+	O	6/30/2021						
	6440110600	99999 Olympic Parkway	Sunbow II, Phase 3 - Neighborhood R-4	DR21-0013	5+	O	6/30/2021						
	6440110600	99999 Olympic Parkway	Sunbow II, Phase 3 - Neighborhood R-5	DR21-0014	5+	O	6/30/2021						
	6440110600	99999 Olympic Parkway	Sunbow II, Phase 3 - Neighborhood R-6	DR21-0015	5+	O	6/30/2021						
	6440720600	99999 La Media Road	ORV8W Parcel V - Patria Model Home Complex	DR21-0026	SFD	O	10/5/2021						
	5730900100	577 Fourth Avenue	577 Fourth 8 Unit Residential Apartment Complex	DR21-0030	5+	R	11/17/2021						
	6440720300	99999 La Media Road	ORV8W Parcel U - 127 Condominiums - Senior Housing	DR21-0031	5+	O	11/30/2021						
	5671500600	524 Park Way	524 Park Way Remodel and Addition	DR21-0033	2 to 4	R	12/9/2021						
	6443107000	Otay Ranch Village 2 R-10B	Otay Ranch Village 2 R-10B	MPA21-0025	SFD	O	12/9/2021						
	6440611000	999999 Corte Nueva - ORV3 - R-19	Otay Ranch Village 3 - R-19 Multi-Family	DR21-0037	5+	R	12/29/2021						
	6240710200	201 Third Ave	201 Third Ave	MPA21-0019	5+	R	12/6/2021		6				
	624-071-0200	South of Otay River, East of Interstate 805, adjacent to Dennery Road	Nakano	MPA21-0017	SFD	O	7/7/2021						
	624-071-0200	South of Otay River, East of Interstate 805, adjacent to Dennery Road	Nakano	MPA21-0017	SFA	O	7/7/2021						

Submitted

Project Name	Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes	
6	7	8	9	10		11	12	
Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes ⁺
1402	1606	1332	0					
131	131	131		No	No	N/A	Pending	
2	200	200		No	No	N/A	Approved	
7	7	7		No	No	N/A	Pending	
23	23	23		No	No	N/A	Pending	
108	108	108		No	No	N/A	Pending	
118	118	118		No	No	N/A	Pending	
104	104	104		No	No	N/A	Pending	
184	184	184		No	No	N/A	Pending	
96	96	96		No	No	N/A	Pending	
8	8	8		No	No	N/A	Pending	
127	127	127		No	No	N/A	Pending Senior Housing	
3	3	3		No	No	N/A	Pending	
5	5	5	0	No	No	N/A	Pending Linked to DR21-0034	
218	218	218	0	No	No	N/A	Pending Linked to MPA20-0017	
47	53			No	No	N/A	Pending The project was revised to increase the number of dwelling units. The project is proposing 53 units comprised of 48 apartments (16 studios, and 37 one-bedroom units, as well as 5 live/work lofts (in place of ground floor retail). The previously approved DR17-0039 consisted of 23 units (10 one bedroom, 12 two bedroom and 1 three-bedroom units).	
137	137			No	No	N/A	Pending	
84	84			No	No	N/A	Pending	

Jurisdiction	Chula Vista	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

ANNUAL ELEMENT PRO
Housing Element Imple
 (CCR Title 25 §6202)

Jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if you have any questions about the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,750	12	-	-	-	-	-	-	-	-	28	2,722
	Non-Deed Restricted		16	-	-	-	-	-	-	-	-		
Low	Deed Restricted	1,777	-	-	-	-	-	-	-	-	-	-	1,777
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,911	-	-	-	-	-	-	-	-	-	-	1,911
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Above Moderate		4,667	1,728	-	-	-	-	-	-	-	-	1,728	2,939
Total RHNA		11,105											
Total Units			1,756	-	-	-	-	-	-	-	-	1,756	9,349

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle.

For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Chula Vista
Reporting Year	2021 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Preserve Existing Housing for Long Term Housing Needs	Establish policies and programs that more effectively address regulations for short term vacation rentals in residential zones as a means to preserve the City's longterm housing stock to serve the long-term housing needs of residents.	Within 12 months of adoption of the 2021-2029 Housing Element	On December 14, 2021, the City adopted Resolution 21-245 and amended the Zoning Code to include these provisions, reference CVMC 5.68.
1.2 Rehabilitation of Owner Occupied Housing	Continue implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners to fund improvements to correct unsafe, unsanitary, or illegal housing conditions, reduce barriers to accessibility, and improve energy efficiency, water conservation, and lead based paint abatement. Assistance will be focused on a block by block basis to homeowners residing in the Northwest and Southwest Planning Areas with priority given to those single-family homeowners of very low-income, special needs and/or senior households. The City will also increase marketing and outreach efforts for the CHIP, particularly in lower-income neighborhoods and mobile home parks. 30 low-income units	Ongoing/As funding resources are available	Program participation has fluctuated due to eligibility levels of participants due to credit, home loan values, availability of contractors to complete work and the COVID-19 pandemic. In 2021, there were 12 applications received for the Community Housing Improvement Program (CHIP). However, it was put on hold due to COVID-19 and issues with the inspection process. Applicants are on the waitlist. Due to these constraints, there were no increases in marketing and outreach efforts. All inspections and marketing resumed in January of 2022.
1.3 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 need households at affordable rents. 15 housing units	As opportunities and resources become available	The City has identified properties for potential acquisition and rehabilitation. However, due to the current competitive housing market, the City has been unable to acquire and rehabilitate property based upon extended timelines required for City Council approval and other funding requirements.
1.4 Neighborhood Revitalization	Support a program focusing financial resources and collaborative 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, such as public infrastructure and facility improvements funded through Measure P, to ensure the improvements benefit the most in need. Funds available through the City's CDBG and HOME entitlement program prioritize public improvements to low resource residential areas. 15 housing units	As opportunities and resources become available	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. Updates on how Measure P Funds are used can be found at https://www.chulavistaca.gov/departments/public-works/infrastructurement . In 2021 Measure P funded major projects including repair and replacement of three fire stations, 121,451 feet of street pavement rehabilitation, turf installation at public parks, sidewalk replacement in 6,200 locations, traffic signal system-fiber network repair in 13 locations, and start of rehabilitation of the Loma Verde Recreation Center.
1.5 Multifamily Housing Inspection	Continue implementing the Multifamily Housing 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 to remedy substandard rental housing conditions and provide education and resource information to property owners.	Ongoing/ Annual review of progress	Chula Vista Code Enforcement conducted a total of 49 inspections for apartment communities. This number is substantially limited due to a hold on inspections being placed due to Covid-19.
1.6 Mobilehome Inspection Program	Continue implementing the 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. The City will follow up on all reports of violations to ensure the correction of any identified deficiencies to remedy substandard housing conditions and provide education and resource information to park and mobilehome owners.	Ongoing	Through Title 25, Code Enforcement staff has completed 65 unit inspections throughout various parks in 2021.
1.7 Code Enforcement Activities	Continue Code Enforcement activities monitoring housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens. Code Enforcement staff shall continue to provide property owners and tenants with information on how to rectify violations, who to contact in Code Enforcement for assistance, and other resources that may be pertinent to the citation, particularly available housing repair assistance and subsidy programs for lower-income, senior and disabled households.	Ongoing	Code enforcement staff responded to 499 residential (e.g. apartments, duplexes, condominiums, mobile homes and single-family homes) complaints during 2021. For condos and single-family dwellings such activities included unpermitted construction, trash junk and debris, and inoperable vehicles. Code Enforcement conducted a total of 49 apartment, 12 condominium and 4 duplex inspections.

<p>1.8 Implement Energy Conservation and Energy Efficiency Opportunities</p>	<p>Since 2000, Chula Vista has been implementing its adopted CAP to address the threat of climate change impacts to the local community. To further advance community energy and water conservation goals, the City is implementing the following actions listed in its CAP to achieve residential-focused greenhouse gas emission reductions.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Formed San Diego Community Power (SDCP) to provide 100% clean electricity by 2035; <input type="checkbox"/> Adopted Active Transportation Plan to facilitate future active transportation infrastructure; <input type="checkbox"/> Launched Chula Vista Climate Action Challenge to encourage voluntary home improvements to reduce waste and pollution; <input type="checkbox"/> Require installation of solar photovoltaic systems in new single-family housing; <input type="checkbox"/> Require residential electric vehicle pre-wiring in new development; and, <input type="checkbox"/> Evaluate residential organics collection pilot program. 	<p>Ongoing/ Annual review of progress</p>	<p>SDCP is on track to provide 100% renewable electricity by 2035. Municipal and commercial accounts have been enrolled in phase 1 and 2 (97% of all phase 1 and 2 customers enrolled with SDCP) and residential and solar accounts will begin enrollment in May 2022.</p> <p>The active transportation plan was approved on May, 12, 2020 and notable projects completed include the Bike lanes on Broadway, bike lanes added on Mane St, Sweetwater Bike Path.</p> <p>The Chula Vista Action Challenge is active and has 314 users that have reduced 250 tons of CO2.</p> <p>Solar photovoltaic systems were required in single family homes starting in 2019 and starting in 2023 single family homes will have to be all electric ready and multifamily and some commercial properties are required to have solar and battery storage systems.</p> <p>Currently 10% of parking spots in Multifamily and 6% of other nonresidential parking spots are required to be EV capable. The City completed a residential food waste collection pilot program in 2021 and is on track to begin the new residential Food and Yard waste collection program in all single family residences and multi-family complex by the end of 2022.</p>
<p>2.1 Accommodate the City's Regional Housing Needs Assessment Allocation</p>	<p>In compliance with SB 166, all jurisdictions must ensure that its housing element inventory of identified sites can accommodate its share of the regional housing need throughout the planning period, also referred to as "No Net Loss." The City has been assigned a total Regional Housing Needs Allocation (RHNA) of 11,105 dwelling units, with 2,750 for Very Low-Income households and 1,777 for Low-Income for the 2021-2029 Planning Period. The City has identified adequate sites with appropriate zoning to accommodate the RHNA and to accommodate the need for groups of all income levels as required by State Housing Element Law and consistent with its obligation to affirmatively further fair housing (AFFH) in encouraging integrated and balanced living patterns. Appendix C lists sites suitable for meeting the City's RHNA for each income category without the need for rezoning, as shown in Appendix C. Sites that are identified for lower income housing and had been identified in the last two Housing Element cycles will be considered by right for the development of such housing and the zoning ordinance will be amended, as appropriate.</p>	<p>Required amendments to the zoning ordinance to allow for by right development of lower income housing on previously identified sites within 12 months of adoption of the 2021-2029 Housing Element</p>	<p>DSD, Planning Division is working on responding to HCD's November comments. Furthermore, sites that are identified for lower income housing and had been identified in the last two Housing Element cycles will be considered by right for the development of such housing and the zoning ordinance will be amended, as appropriate.</p>
<p>2.2 Adequate Sites Inventory</p>	<p>In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, the City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. The City will develop and implement a system to coordinate tracking units with Development Services staff, who process permitting, pursuant to California Government Code Section 65863, and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level than shown in the Housing Element. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income, 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. Any site rezoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.</p>	<p>Within 12 months of adoption of the 2021-2029 Housing Element/Ongoing</p>	<p>As of time of report the City's Housing Element has not been certified by HCD. DSD, Planning Division is working on responding to HCD's November comments. Furthermore, sites that are identified for lower income housing and had been identified in the last two Housing Element cycles will be considered by right for the development of such housing and the zoning ordinance will be amended, as appropriate.</p>
<p>2.3 Housing Impact Statement for Discretionary Land Use and Planning Decisions</p>	<p>In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, to support the required findings when development of any parcel with fewer units by income category than identified in the housing element for that parcel and to demonstrate progress towards the RHNA, a "Housing Impact Statement" will be included in all staff reports for discretionary land use and planning decisions. This statement will expressly state how proposed actions meet the City's housing goals and affirmatively furthers fair housing to encourage integrated and balanced living patterns. The statement will also describe any potential impacts that proposed actions may have on the City's housing supply and the provision or loss of affordable housing.</p>	<p>Within 12 months of adoption of the 2021-2029 Housing Element</p>	<p>Implemented in July 2021, all Planning Commission reports now provide a dedicated section on Housing Impact.</p>
<p>2.4 Annual Report on Housing</p>	<p>Continue gathering, tracking, and reporting data on development permits and construction in Chula Vista. Gather and analyze data on the City's existing housing stock, including naturally affordable housing (housing priced at affordable rents but not subject to a rent restriction agreement). Such information is to be provided on an annual basis to State HCD.</p>	<p>By March 30th each year</p>	<p>Ongoing. Staff will continue to track and report on development permits and construction for the Annual Progress Report.</p>
<p>2.5 Enforce Density Minimums</p>	<p>In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, to support the required findings when development of any parcel with fewer units by income category than identified in the housing element for that parcel, and to demonstrate progress towards the RHNA, require discretionary projects to meet dwelling unit density minimums.</p>	<p>Ongoing</p>	<p>As of time of report the City's Housing Element has not been certified by HCD. DSD, Planning Division is working on responding to HCD's November comments.</p>

2.6 Community Purpose Facilities Zoning Amendment (CVMC Chapter 19.48)	The P-C zone, or any section thereof, must provide adequate land designated as "community purpose facilities (CPF)," as defined in CVMC 19.04.055, to serve the residents of the planned community. This zone currently allows services for the homeless, emergency shelters, and senior care but does not currently provide for other types of housing for special need population groups or lower income households. The City will explore amendments to applicable sections of the CVMC to allow residential development for lower income households as a by right use and as a public benefit in the context of CVMC 19.48.025. An amendment to the Community Plan would not be necessary. A change in allowed uses would facilitate future projects in the CPF Zone as needed to meet the City's unmet RHNA.	Within 36 months of adoption of the 2021-2029 Housing Element	In process.
2.7 Annual Municipal Code Updates	Continue to identify opportunities to modify Title 19 of the CVMC to provide more certainty and flexibility in the project application and permitting approval process. Each update may include all state legislative changes to ensure local consistency with state requirements and to minimize conflicts with and reduce redundancy between codes.	Ongoing	In process.
2.8 Establish Parking Standards Appropriate for Different Kinds of Housing	Basic construction costs for residential developments have rapidly increased, and together with land prices, have increased the cost of housing. This has made homeownership and affordable rentals unattainable for many households. Parking is more expensive to supply in some places, so parking requirements add a cost to development, and a developer might build fewer housing units or may not develop at all if parking standards are excessive. Additionally, how people travel continues to change as more focus is being placed on alternative modes of transportation such as bikes and rideshares and on remote work. The City will review its development standards to reflect current and anticipated parking needs and, if appropriate, revise or adopt new parking standards for affordable, senior-aged, mixed-use, and transit-oriented housing projects.	Within 36 months of adoption of the 2021-2029 Housing Element	In process.
2.9 Objective Design Standards	The Housing Accountability Act, SB 35, and SB 2162 require that the City review housing development projects based on objective standards. The City will review and where necessary, revise and develop design guidelines and development standards to adopt more clear and objective standards related to the architectural review of residential and mixed-use residential developments.	Within 36 months of adoption of the 2021-2029 Housing Element	In process.
2.10 Improve Project Tracking and Reviews	Continue to improve the City's development project tracking system, which is used to coordinate and complete project reviews. Monitor average processing times for ministerial and discretionary development permits and use data on processing times and applications to track review times and trends in citywide development. Improving electronic plan reviews can also reduce approval times and costs.	Within 24 months of adoption of the 2021-2029 Housing Element; Ongoing	In process.
2.11 Improve the Efficiency of the Development Review Process for Housing Projects	Continue to improve the efficiency of the development review process. In conformance with California Government Code Section 65940.1 (SB 1483), the City has posted on its web site a current schedule of fees, application forms, zoning ordinances, and other information, and updates the information within 30 days of any changes. The City will be undergoing a review and update of its current website with the goal of improving navigation of the site and making more information available on the City's website, along with review and development of other educational information to facilitate the permit process. The Development Services Department currently operates a one-stop front counter that combines building, fire, planning and engineering services to facilitate project review. The City offers an internet-based permit management system, through which, the public is able to access and track permit review and status. The City will continue to find opportunities to streamline the permitting process to remove unnecessary barriers, while implementing objective design standards, without compromising public health and safety.	Within 36 months of adoption of the 2021-2029 Housing Element	Ongoing. Identified a need to develop a pre-application for density bonus projects. Also initiated improvements to the website to be launched in 2022.

2.12 Review Nongovernmental Constraints Impeding Residential Development	In instances where residential developments have been approved by the City but building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to discover why units have not been constructed within two years after approval. If due to nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. Additionally, the City will proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing in Chula Vista and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.	Within 24 months of adoption of the 2021-2029 Housing Element and every 24 months thereafter	Ongoing. Several applicants are currently determining a substantial conformance to utilize density bonus for previously entitled projects.
2.13 Water and Sewer Service Providers	Pursuant to California Government Code Section 65589.7 (a) (Senate Bill 1087; 2005), the City is required to deliver its adopted Housing Element and any amendments to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer providers for their review and consideration when reviewing new residential projects.	Within 3 months of adoption of the 2021-2029 Housing Element	As of time of report the City's Housing Element has not been certified by HCD. The City will provide a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority within 30 days of its adoption.
2.14 Promote Accessory Dwelling Unit Construction	In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will continue to accommodate and promote the construction of affordable ADUs, particularly for special needs groups, seniors and persons with disabilities, by increasing the public awareness of the new provisions in state law expanding opportunities for ADU and JADU development and any future programs that may be adopted by the City. The City will develop multilingual outreach material for public dissemination, including updates to the City's website, information at City Hall and via other appropriate print and digital media, particularly directed to historically underrepresented communities and in collaboration with local agencies serving such communities.	Upon adoption of the City's ADU ordinance in FY 2021 and Ongoing	Ongoing, the ADU ordinance was updated in 2021. Staff will work on code amendments and updates. In January 2022 the city submitted a grant application through the SANDAG Housing Acceleration Program (HAP) that would provide funds for developing permit-ready pre-approved ADU plans, a one-stop shop website for ADU development, and planning software. City expects to hear in winter of 2022 if grant application was successful. In addition the City intends to use PLHA funding to develop a pilot project for ADU development. A total of 118 ADU building permits were issued during 2021.
2.15 Monitoring of Accessory Dwelling Units	Maintain an ADU monitoring program during the planning period that tracks ADU development, specifically for affordability levels and deed-restricted affordable units. By tracking ADUs, units can be accurately reflected in the Annual Housing Element report as providing more affordable housing opportunities.	FY 2024-2025	To be completed in 2024
2.16 Mid-Cycle Accessory Dwelling Unit Production	Conduct a midcycle review of ADU development within the 2021-2029 planning period to evaluate if production estimates are being achieved. Depending on the finding of that review, amendments to the Housing Element may be necessary pursuant to California Government Code 65583.2.	FY 2024-2025	To be completed in 2024
2.17 Permit Ready ADUs	In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will explore establishing a 'Permit Ready' program for ADUs. As a part of the program, the City may accept prepared packages of pre-approved designs allowed under the County of San Diego's program for ADUs that may be used by owners and that provide expedited processing and may result in overall reduced costs for applicants.	Within 12 months of adoption of the City's ADU ordinance in FY 2021 and Ongoing	Reference item 2.14.

2.18 Establish an Accessory Dwelling Unit Amnesty Program	In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will analyze the demand for a program to allow owners with existing unpermitted ADUs to obtain permits to legalize the ADUs during the 2021-2029 planning period. The Amnesty Program would provide property owners the opportunity to formally legalize existing unpermitted ADUs of any size.	Within 24 months of adoption of the 2021-2029 Housing Element	The city identified 31 unpermitted ADUs in 2021 and listed an amnesty program as part of the goals for the City's ADU program and will seek funding to develop the program. The City will continue to collect data on unpermitted ADUs annually.
2.19 Tiny Houses as ADUs	"Tiny Houses" are small, independent dwelling units, often mobile, that typically range between 120 and 400 square feet in size. Due to the size and nature of typical tiny house development, they generally may fit the City's definition of an accessory dwelling unit (ADU). The City will explore the accommodation of movable tiny houses as a separate regulated residential use within the CVMC's ADU regulations to encourage housing supply, choices, and affordability.	Within 24 months of adoption of the 2021-2029 Housing Element	Reference item 2.14. As part of development of the ADU program, this will be considered.
2.20 Emergency Shelters	California Government Code Section 65583(a)(4) requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. Pursuant to state law, emergency shelters are permitted within I-L industrial zone or an equivalent limited industrial zone within a City approved Sectional Planning Area plan or Specific Plan, as a use by right. Emergency shelters may also be allowed in the C-T thoroughfare commercial zone or an equivalent commercial zone or on land designated as "community purpose facilities" (CPF) within a City approved Sectional Planning Area plan or Specific Plan with an approved conditional use permit. State law provisions (AB 139), have recently been modified to require the assessment of shelter needs be based on the most recent Point-in-Time Count and the parking standards for shelters be based on staffing levels. The City will review and revise as necessary its zoning ordinance related to AB 139.	Within 24 months of adoption of the 2021-2029 Housing Element	The City will review and revise as necessary its zoning ordinance related to AB 139. The City is currently in process of developing its first emergency shelter with an anticipated opening in summer of 2022 utilizing pallet homes.
2.21 Transitional and Supportive Housing	State Housing law mandates that local jurisdictions allow for transitional and supportive housing in residential zones. The City adopted Ordinance 3442 in 2018 to amend the City of Chula Vista Municipal Code to identify transitional/supportive housing meeting California Government Code Section 65582 (g-j) definitions as a residential use of a property in a dwelling to be allowed under the same conditions as apply to other residential dwellings of the same type in the same zones, reference CVMC 19.58.315.	As requested; Ongoing	The City adopted Ordinance 3442 in 2018 to amend the City of Chula Vista Municipal Code to identify transitional/supportive housing meeting California Government Code Section 65582 (g-j) definitions as a residential use of a property in a dwelling to be allowed under the same conditions as apply to other residential dwellings of the same type in the same zones, reference CVMC 19.58.315.

<p>2.22 Supportive Housing and Low Barrier Navigation Centers</p>	<p>State law provisions (AB 2162 and AB 101), have recently been modified to require approval "by right" of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of state law. Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by state law. The City will adopt policies and procedures for processing these uses. The City will continue to annually monitor the effectiveness and appropriateness of existing adopted policies. Should any amendments be required to existing policies pursuant to state law, the City will modify its existing policies, as appropriate.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element</p>	<p>As the City allocates funding to new housing development projects and programs, priority will be given to those designed to provide permanent supportive services as well as a bridge to a more permanent housing solution.</p>
<p>2.23 Shared Living</p>	<p>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 persons with disabilities, seniors, students, and single person households. The City can identify programs offered in the community and assist in program outreach efforts for shared living programs through advertisements on the City's website and placement of program brochures in key community locations, particularly where directed to historically underrepresented communities and in collaboration with local agencies serving such communities.</p>	<p>Ongoing/ Annual review of progress</p>	<p>Ongoing. Staff will continue to monitor opportunities to participate in programs. This is also identified as a goal in the Age Friendly Action Plan.</p>
<p>2.24 Single Room Occupancy Residences</p>	<p>SRO units are typically one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit. State law requires that the City accommodate this housing type, and they provide smaller, less expensive housing units. The City has amended its Zoning Ordinance to permit SROs in its multifamily zones to encourage units that are cheaper by design, reference CVMC 19.58.265.</p>	<p>As requested; Ongoing</p>	<p>The City has amended its Zoning Ordinance to permit SROs in its multifamily zones to encourage units that are cheaper by design, reference CVMC 19.58.265. Staff continues to monitor opportunities for development of SROs.</p>
<p>2.25 Qualified Employee Housing</p>	<p>Pursuant to the State Employee Housing Act (Section 17000 et seq. of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in a zoning district that permits agricultural uses by right. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. The Act also requires that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure, with no conditional or special use permit or variance required. The City has amended the Zoning Code to include these provisions, reference CVMC 19.58.144.</p>	<p>As requested; Ongoing</p>	<p>The City has amended the Zoning Code to include these provisions, reference CVMC 19.58.144. Staff continue to monitor opportunities to develop housing for agricultural workers.</p>

<p>2.26 Large Residential Facilities</p>	<p>Residential facilities for seven or more persons are allowed in any zone as an unclassified use with a conditional use permit (CUP) approved by the City's Zoning Administrator without a requirement for a public hearing (CVMC 19.14.030 (A)). The minor CUP is subject to additional standards listed in CVMC 19.58.268. The City will review the provisions for large residential facilities for seven or more persons, analyze the demand and consider revisions to consider the use by right within appropriate zones throughout the City and other revisions as necessary to its zoning ordinance to mitigate the potential constraints on housing for persons with disabilities.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element</p>	<p>In process.</p>
<p>3.1 Expiring Affordability Restrictions</p>	<p>Proactively work with property owner(s) of "at-risk" assisted housing developments whose affordability restrictions are due to expire by 2029, as identified within Appendix D 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 by affordable housing developers. The City will implement the following actions on an ongoing basis to conserve its affordable housing stock:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Annually monitor the status of identified "at-risk" assisted housing developments. <input type="checkbox"/> If an opportunity arises due to the pending sale of the property, establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing. <input type="checkbox"/> Should the property owner pursue conversion of the units to market rate, ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive special Section 8 vouchers that would enable them to stay in their units. Provide tenants with multilingual information regarding Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City. 	<p>Ongoing</p>	<p>There were no expiring covenants in 2021. Staff will continue to monitor expiring covenants.</p>
<p>3.2 Data Collection and Compliance with Coastal Zone Housing Element-Related Requirements</p>	<p>A small area south of Palomar Street along Stella, Ada and Elise Street along the Bayfront, with approximately 38 residential units, is located within the Coastal Zone. There has been no activity (new construction or demolition of existing housing) since 1982 and remains unchanged. Development along the Bayfront Coastal area has taken place north of Palomar Street. California Government Code Section 65588(d) requires that cities with areas within the Coastal Zone include within their Housing Element all of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A review of the number of housing units approved for construction within the Coastal Zone after January 1, 1982; <input type="checkbox"/> The number of housing units for persons and families of low or moderate income provided in new housing developments either within the Coastal Zone or within three miles of the Coastal Zone; <input type="checkbox"/> The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the Coastal Zone; and <input type="checkbox"/> The number of residential units for persons and families of low or moderate income required for replacement in compliance with Section 65590. The City will continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units within the City limits in order to comply with Sections 65588(d) and 65590 of the California Government Code. 	<p>As required; Ongoing</p>	<p>Staff worked with GIS to create a layer to identify this coastal zone to track and monitor any redevelopment in that area.</p>

<p>3.3 Data Collection and Compliance with SB 330 Housing Replacement Requirements</p>	<p>Senate Bill 330, effective January 1, 2020 through January 1, 2025, requires developers demolishing housing to replace any restricted affordable or rent-controlled units and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants. With the passage of Assembly Bill 1482 or the "Tenant Protection Act of 2019," effective January 1, 2020 until January 1, 2030, residential tenants are provided statewide rent control. Any housing units covered under AB 1482-statewide rent control are therefore also subject to SB 330 and replacement of the housing. As permits are requested for the demolition of housing, the City will obtain information related to the following and require one-for-one replacement when required:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The number of existing residential units proposed to be demolished or converted; and <input type="checkbox"/> The number of these residential units by bedroom size occupied within the last five years by persons and families of low or moderate income and therefore required for replacement. 	<p>As required; Ongoing</p>	<p>Ongoing. At the end of 2021, staff began working on a council referral to examine the feasibility of a local tenant protection ordinance to provide protections above state law.</p>
<p>3.4 Balanced Communities – Affordable Housing</p>	<p>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 shall be affordable to low- and moderate-income households (5 percent low-income and 5 percent moderate-income). The City may approve alternatives to the construction of new inclusionary units, such as provision at another location ("off-site") or payment of an in-lieu fee, where the proposed alternative provides a more effective and feasible means of satisfying the requirements and greater public benefit. For those developments proposed in areas of concentrated with low-income households, the requirement is waived to avoid further segregated living patterns.</p>	<p>Ongoing; Within 36 months of adoption of the 2021-2029 Housing Element</p>	<p>Ongoing. Staff will be reviewing opportunities to update the policy in the near term.</p>
<p>3.5 Establish Streamlining and Incentives for Projects Proposing Affordable Units</p>	<p>This program will seek to reduce or eliminate potential constraints to the development of affordable housing. The City will identify and evaluate constraints to affordable housing development and propose specific methods and strategies to address and remove the identified regulatory constraints to facilitate production of affordable housing. Results of this program may include entitlement exemptions, streamlined review processes or allowing affordable housing as a by right use, fee subsidies and/or payment deferrals, or other methods deemed appropriate to support the accommodation of future affordable housing units. The program will also explore potential incentives for projects that provide a greater number of affordable housing units than the City's Balanced Communities Policy (aka "inclusionary housing") would otherwise require and in areas with greater access to resources, amenities, and opportunity.</p>	<p>Within 36 months of adoption of the 2021-2029 Housing Element</p>	<p>Ongoing. 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). Staff continues to explore opportunities to increase expedited services and prioritize affordable housing projects.</p>

3.6 Update Density Bonus Ordinance (CVMC 19.)	<p>California Government Code Section 65915 ("State Density Bonus Law") requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with state law. Recent updates to State Density Bonus law, AB 1763 and AB 2345, particularly provide significant incentives for 100 percent affordable housing and those that are transit oriented. State law imposes density bonus requirements on local jurisdictions. The Density Bonus law allows an increase in the total number of units permitted on a lot, above the baseline number of units permitted per the applicable zone, in exchange for the provision of more affordable housing units (units that are income restricted for lower income households) in the "bonus project" than would otherwise increase the production of housing for a wide range of residential needs in the community, including housing for very-low, low- and moderate-income households, students, homeless, disabled veterans and for seniors. Additionally, Density Bonus law provides for developers of eligible projects to request waivers, incentives and concessions as needed to make the project economically feasible. Waivers are modifications of volumetric requirements that can be requested to physically accommodate increased density (i.e. height and floor area ratio). The requested waiver cannot exceed what is necessary to accommodate the bonus. In addition, developers of a density bonus project can receive development incentives or concessions, up to four concessions, depending upon the percentage of affordable units the developer provides. Parking ratios are also dictated by State Density Bonus law and have been eliminated for those transit affordable housing developments. For those infill developments, replacement of any existing or prior housing units within the last five years on the project site will be required by bedroom size and affordability level. Full details of concession/incentive application requirements are detailed in Chapter 19.40 of the Chula Vista Municipal Code (CVMC) and State Density Bonus law.</p> <p>The City will continue to review and approve requests under State Density Bonus law (including requests for incentives, concessions, waivers, and parking reductions) so that projects that qualify are not prevented from developing at the densities to which they are entitled. The City is required to apply current state law regardless of when the local amendments are adopted. Chapter 19.40 of the Chula Vista Municipal Code (CVMC) will be revised for compliance with State Density Bonus law.</p>	Within 24 months of adoption of the 2021-2029 Housing Element	In process. Staff has initiated revisions to its current application and development of a pre-application form for any density bonus projects. Additionally, staff has developed a presentation for all planning staff and will continue to monitor and update City ordinances accordingly.
3.7 Promote Accessory Dwelling Unit Construction	<p>Develop an incentive program that will facilitate the development of Accessory Dwelling Units (ADU) or Junior Accessory Dwelling Units (JADU) affordable to very low-income households, particularly for persons with disabilities or special needs, seniors, students, and single person households, for a period of 30 years. This program would specifically target the production of affordable units to accommodate RHNA growth need. The development of incentives will be based upon review and evaluation of current programs and policies, survey of programs from other agencies to determine the most feasible and effective alternatives. For instance, the City is exploring potential loan programs or other financial incentives to encourage the preservation and construction of ADUs that are affordable to lower and moderate-income households. The City is also reviewing other incentive programs that would encourage new ADU/JADU development at affordable rents, assistance for existing un-permitted ADU/JADU units to meet code compliance, and other forms of assistance. Programs such as the City of Los Angeles LA ADU Accelerator Program, Napa County Junior ADU Loan Program, and the Los Angeles County Second Dwelling Unit Pilot Program are being researched. The exploration and determination of incentives will be done in conjunction with other ADU policies and programs.</p>	Within 24 months of adoption of the 2021-2029 Housing Element	Ongoing, the ADU ordinance was adopted on June 15, 2021. Reference item 2.14 for more information.
3.8 Track lower income housing units by Council District.	<p>Maintain a comprehensive, consolidated information resource of units reserved for low- and moderate- income households that includes the District with the units' location information to ensure a balanced and equitable distribution of affordable housing throughout the City.</p>	Within 12 months of adoption of the 2021-2029 Housing Element ; Ongoing	Staff will continue to monitor. A project tracking system is already established to track this type of information to monitor and maintain records.
3.9 First Time Homebuyer Assistance	<p>Continue assistance to low-income households, specifically targeting participation by current residents in rent restricted affordable housing, to purchase 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.</p>	Ongoing; Funding, review and revision of the Program with execution of a new administrator in FY 2021-2022	On target to relaunch homebuyer program by spring 2022.
3.10 Support Homeownership Development and Financing	<p>Support and encourage the development of homeownership, particularly self-help, development projects or permanent financing for mutual housing and cooperative developments</p>	As opportunities and resources become available. Apply for CalHOME in FY 2021-2022 and evaluate annually	Chula Vista will seek CalHome funding when NOFA becomes available in 2022.
3.11 Condominium Conversion Ordinance	<p>Review the feasibility of implementing a program to mitigate the displacement of residents, who may be required to move as a result of the conversion of residential rental units to ownership housing (e.g. condominium, stock cooperatives, or community apartment units). The intent of the program would be to allow the conversion of existing dwelling units to ownership housing should the project also provide the City with affordable housing units or dedicated housing fees that can be used for the development of affordable housing within the City. Possible alternatives to explore include: <input type="checkbox"/> An Affordable Unit Set-aside, <input type="checkbox"/> Donation of off-site affordable units, or <input type="checkbox"/> Payment of an in-lieu Housing Mitigation Fee for each unit to be converted.</p>	Within 48 months of adoption of the 2021-2029 Housing Element	At the end of 2021, staff began working on a council referral to examine the feasibility of a local tenant protection ordinance to provide protections above state law. This ordinance would include provisions that cover condominium conversions. In addition, staff will be looking at opportunities to provide greater protections for displacement of tenants in case of conversion.

3.12 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.	Ongoing/ Annual review of progress	The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance (Chula Vista Municipal Code "CVMC" Chapter 9.50). In 2021, the Mobilehome Rent Review Commission meetings were disrupted by the COVID-19 pandemic. However, City staff continued to provide information to commissioners through e-mail and website updates 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.
3.13 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. Over the past 25+ years, mobilehome residents have not expressed an interest in the purchase of their park. Due to current market conditions and high real estate costs, the financial feasibility to purchase, should an opportunity occur, is not anticipated.	As opportunities and funding resources become available. Review on an annual basis MPROP funding and interest.	No mobilehome/trailer parks were listed for sale in 2021.
3.15 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.	As required.	The City will continue to enforce CVMC 9.40 if and when a park is proposed for closure.
4.1 Affirmatively Further Fair Housing	Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by state law. Chula Vista is a recipient of Federal Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds, which requires a Regional Analysis of Impediments to Fair Housing Choice. As a recipient of these funds, the City certifies that it will affirmatively further fair housing and utilizes these funds to further the efforts of affordable housing in the City and to affirmatively further fair housing. The City is a participant in the regional planning efforts to reduce impediments to fair housing choice and to affirmatively further fair housing through education, testing and enforcement activities. To affirmatively further fair housing in Chula Vista, the City will work with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI). The City collaborates with other jurisdictions in San Diego County through the San Diego Regional Alliance for Fair Housing (SDRAFFH), to prepare the San Diego County AI every five years. The current AI identifies the following impediments to fair housing within jurisdictions in San Diego County: § Fair housing information needs to be disseminated through many media forms to reach the targeted groups. § Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates. § County Housing Choice Voucher holders tend to be concentrated in El Cajon and National City. § Housing choices for special needs groups, especially persons with disabilities and seniors, are limited. § Fair housing enforcement activities such as random testing are limited. § Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Chula Vista. § Racial Segregation and Linguistic Isolation: The cities of National City, Chula Vista, El Cajon, and Escondido have the highest percentage of total residents who spoke English "less than very well". Most of these residents were Spanish speakers. Chula Vista will continue to support the San Diego Regional Alliance for Fair Housing in the development of and subsequent amendments to the Regional Analysis of Impediments to Fair Housing Choice in the County of San Diego and implement its recommended actions. Chula Vista will continue to support the San Diego Regional Alliance for Fair Housing in the development of and subsequent amendments to the Regional Analysis of Impediments to Fair Housing Choice in the County of San Diego and implement its recommended actions. The City will continue to work with the community to address potential constraints to fair housing within Chula Vista. The City and its Fair Housing Provider will ensure that the items described in the below matrix are addressed during the 6th Housing Element Cycle using available funding sources. Quantifiable objectives and outcomes are further described below	Ongoing	Ongoing. The City contracts with CSA San Diego 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 virtual workshops during the year for the benefit of residents and property owners/managers. The City is a member of the San Diego Regional Alliance for Fair Housing that consists of 18 participating Cities and the County of San Diego.
4.2 Environmental Justice Element	Adopt an Environmental Justice Element as an additional Element of the City's General Plan. The Environmental Justice Element will include policies and programs to reduce community health risks including addressing air quality, access to public facilities, healthy food access, safe and sanitary homes and physical activity.	Within 24 months of adoption of the 2021-2029 Housing Element	Staff is currently evaluating compliance.
4.3 Issuance of Multifamily Housing Revenue Bonds	Facilitate the creation of new affordable housing opportunities for very low and low-income households through the issuance by the Chula Vista Housing Authority of Multifamily Mortgage Revenue Bonds providing below-market financing for developers willing to set aside a portion of their rental units as affordable housing.	Ongoing	Ongoing. A bond issuance was completed in 2021 for a 200 unit affordable housing development in Eastern Chula Vista, also known as Columba. In addition, due to market conditions and developer interest, the City adopted a Workforce Housing Policy on October 26, 2021, to consider joining joint power authorities to enable the development or conversion of middle income rental units in the City.

4.4 Housing Assistance Funds	Continue to make the funds accrued in the City's Housing Assistance funds available to increase, preserve, and enhance housing affordable to individuals or families of extremely low, very low or low-income levels. Funding comes from the City's available federal HOME funds, state Permanent Local Housing Allocation funds, Low and Moderate Income Housing Asset fund, or any local Balanced Communities In Lieu fees. As funding permits, the City will provide gap financing to developers of affordable housing to leverage state, federal, and other public affordable funding sources. Gap financing will focus on multifamily rental housing units affordable to lower income households and households with special needs (such as seniors and disabled). To the extent feasible, the City will also ensure a portion of the affordable housing units created will be available to extremely low-income households. Funding can be used for acquisition of land, rehabilitation and construction of affordable units.	As opportunities and resources become available.	Ongoing. The City considered providing funding to the Columba project. They withdrew their request upon favorable market conditions. Staff continue to work with developers seeking funding for development of affordable housing.
4.5 Fee Waivers and Deferrals	The City currently offers certain waivers or deferral of development impact fees for projects with an affordable housing component. The City Council may waive or defer such fees for projects that include affordable housing units, as outlined within the City's Municipal Code. These waivers or deferrals may contribute to the reductions in construction costs and positively influences the affordability of the units for lower income households. The City will continue its fee waiver and deferral program and related policies that remove or reduce governmental constraints for those projects that include an affordable housing component.	As requested; Ongoing	The City currently offers certain waivers or deferral of development impact fees for projects with an affordable housing component.
4.6 SB 35 and AB 2162	Develop materials and outreach methods that explain SB 35, effective January 1, 2018, and AB 2162, effective January 1, 2019, streamlining provisions and eligibility for certain housing units. SB 35 requires cities to streamline the approval of certain housing projects with at least 50% of the proposed residential units dedicated as affordable to households at 80% AMI and meeting other criteria by providing a ministerial approval process. AB 2162 requires cities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlement.	Within 24 months of adoption of the 2021-2029 Housing Element	Ongoing. An application meeting AB 2162 requirements has been developed and is available on the City website.
4.7 Community Support for Housing at a Variety of Income Levels	Work with the community to achieve community support for housing at a variety of income levels. The City may pursue this through policy and regulatory strategies such as ensuring that higher density housing developments are of excellent design quality. If additional infrastructure improvements are required to accommodate increased housing development, the City will proactively amend its capital improvement program. The City will provide information to the Chula Vista community about local housing needs, state law requirements, and other topics related to housing for all income levels.	Ongoing	Ongoing.
4.8 Reasonably Accommodate Housing for Persons with Disabilities	To ensure full compliance with reasonable accommodation procedures of the Fair Housing Act, the City has adopted a Reasonable Accommodation Ordinance to establish procedures for the review and approval of requests to modify zoning and development standards to reasonably accommodate persons with disabilities, including persons with developmental disabilities. The procedures do not require any permit other than the reasonable accommodation request, involve no public notice unless the City's determination is appealed, and no fee is charged. To ensure continued compliance with reasonable accommodation procedures of the Fair Housing Act, the City will provide for annual review of requests for reasonable accommodations. Based upon this annual review, the City will update the Reasonable Accommodation Ordinance as appropriate. To ensure the community is aware of reasonable accommodation policies and programs, the City will conduct specific actions to promote the Reasonable Accommodation Ordinance and disseminate this information to the general public, including underrepresented communities. The City will develop materials and outreach methods to increase public awareness and ease of access to policies, programs and processes addressing reasonable accommodation. These methods will be consistent with Policy 4.16 below to promote access to information and resources.	As requested; Ongoing	The City has adopted a Reasonable Accommodation Ordinance to establish procedures for the review and approval of requests to modify zoning and development standards to reasonably accommodate persons with disabilities, including persons with developmental disabilities. Associated forms and information are available on the City's website.

4.9 Homebuyer Education & 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.	As funds are available	Reference (homebuyer program). The City's website identifies resources for homeownership.
4.10 Interfaith Partnership Opportunities	Continue to encourage local faithbased organizations to work together to provide services and housing (e.g. participation in the Interfaith Shelter Network rotating shelter and St. Mark's Lutheran Church Helping Hands program).	As resources become available; Ongoing	The City will continue to facilitate and coordinate with local agencies, departments and jurisdictions to work together in addressing the regional homelessness crisis. This includes pursuing collaborative funding opportunities and coordinating regional operations such as area clean-up and outreach events
4.11 Reduce Homeless	Continue to work with regional agencies to identify the annual and seasonal need for homeless in Chula Vista through the "We All Count" program conducted through the San Diego Regional Task Force on the Homeless. The City will support and advance programs and policies to address the identified annual and seasonal need in Chula Vista. To the extent that funds are available, the City will continue to sponsor or assist emergency shelter facilities, inside City limits or outside within a reasonable proximity to the City, as well as encourage or support facilities by providing grants, or low cost loans, to operating agencies. In 2020, City Council accepted a donation of a stress membraned structure manufactured by Sprung Structures and allocated federal funding to site improvements, infrastructure and equipment necessary to support the development and operation of a temporary Bridge Shelter program for the homeless to serve the Chula Vista community.	As resources become available; Ongoing	The City will continue to pursue funding opportunities which support programs and projects aimed at alleviating the homeless crisis. Furthermore, Local, State and Federal resources will be leveraged to fund the Homeless Bridge Shelter operations which include case management and housing navigation. Funding will also be allocated to continue existing efforts through coordinated outreach, homeless prevention and rapid rehousing programs.
4.12 Housing Choice Voucher Program	The Housing Choice Voucher Program is a rent subsidy program that utilizes Section 8 funds for rental assistance to low income households to facilitate their rental of private units. The Housing Authority of the County of San Diego (HACSD) administers this housing assistance program for the City of Chula Vista. The Program extends rental assistance to low income and very low-income families, elderly, and disabled persons who spend more than 30 percent of their income on rent. The rental assistance represents the difference between 30 percent of the monthly income and the actual rent. The owner's asking price must be comparable to rent charged in the area for similar units.	Ongoing	The City will continue to contract with HACSD to administer and allocate Housing Choice Vouchers and expand outreach and education on SB 329 and SB 229 on Source of Income Protection to promote the use and expand the locational choices for the Housing Choice Voucher Program.
4.13 Information of Resources for Basic Needs	Continue to make available on the City's website, public/civic center public counters and by City personnel in regular contact with homeless or economically vulnerable households multilingual informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless and economically vulnerable.	Ongoing	Continue to provide resources including First Time Homebuyer Program Fact Sheet, Affordable Rental Housing Listing and Homeless Resource Pocket Guide.
4.14 Student Housing Resources and Assistance	The San Diego region is home to several universities and colleges, all of which have students of varying income levels and housing needs. Located in Chula Vista, serving students in the South Bay region, Southwestern College generates a high demand for housing to accommodate students. Many students are of low income, independent and are not able to secure paid work due to the commitment required to focus on coursework, leaving them with less income available to afford housing. In order to help connect students with affordable housing options in Chula Vista, the City will develop informational materials on available affordable housing options and housing assistance and make these housing resources available to students of colleges and universities in proximity to Chula Vista. It is hoped that as the local production of ADUs increases, the City will be able to connect ADU property owners who are seeking renters with students, singles, and seniors who are seeking housing.	Ongoing	Ongoing.

4.15 Maintain a Database and Provide Information on Community Assistance Programs	Compile, maintain and publicize a list of federal, state, regional, and local community assistance programs that may be available to residents, dependent on certain qualification criteria. The City will periodically update this list to ensure information is up-to-date and promote and coordinate access to housing and community assistance programs, particularly to the City's elderly and other special needs populations (disabled/developmentally disabled, large households, female-headed households, homeless, and students) .	Ongoing	Continue to provide information via website.
4.16 Promote and Coordinate Access to Housing and Community Assistance Resources, Programs and Services	To ensure the community is aware of available resources, such as community assistance programs, student and senior housing resources, fair housing, landlord-tenant relations, and reasonable accommodations processes, the City will collaborate with service providers and other Agencies to promote and disseminate this information to the general public, including underrepresented communities and special needs population groups. A list of available housing assistance and community assistance programs and services will be made accessible to the public, both online and in hardcopy format at City Hall and other appropriate public facilities such as libraries and the Norman Park Senior Center. The City will develop multilingual materials and outreach methods to increase public awareness and ease of access to resources policies, programs and processes addressing housing needs. These methods may include, but not be limited to: <input type="checkbox"/> Publishing of multilingual materials <input type="checkbox"/> Directed outreach to historically underrepresented communities <input type="checkbox"/> Development of online materials for use on the City's website and with community partners and use of social media <input type="checkbox"/> Partnerships with local and regional service agencies for information dissemination	Ongoing	Five (5) households received HOME funded Tenant Based Rental Assistance (TBRA). The target population for the TBRA program included those households who are literally homeless or are at risk of being homeless. Thirty-one (31) participated in the HOME COVID-19 Program. Two (2) households received Rapid Re-Housing rental and/or security deposit assistance (for those who are literally homeless). One (1) household was assisted through the City's Low-Mod Homeless Prevention Program. Due to the pandemic, limited outreach was conducted in 2021. Staff has identified a number of outreach opportunities for 2022. Staff will continue to monitor and update resources.
4.17 Limited English Proficiency Policy	Implement a City-wide policy to provide services to persons with limited English proficiency, particularly Spanish speakers, 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. Analyze the demographic composition of the community to determine if additional languages should be accommodated.	Ongoing	Staff continues to access and find opportunities to provide additional LEPP services. In 2021 City Clerks office updated the Council and Commission Agenda format with resident and stakeholder input to provide greater accessibility for all residents. This includes providing definitions on the agenda, location of projects and both online and in-person comments. In addition, a simultaneous translation services for all council meetings was implemented.
4.18 Public Input & Participation	Continue to incorporate public input and participation in the design and development of City housing plans and policies.	Ongoing	The Housing Advisory Commission continues to provide input into projects and policies prior to Council consideration and provides an additional forum for resident input. Staff continues to provide additional opportunities for input through survey applications and workshops.
General Comments			

Jurisdiction	Chula Vista	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

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 (CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Chula Vista	
Reporting Period	2021	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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Housing Element Implementation
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Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Chula Vista	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	12
	Non-Deed Restricted	16
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1728
Total Units		1756

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	0	0
2 to 4	0	0	0
5+	0	0	0
ADU	0	0	0
MH	0	0	0
Total	0	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	17
Number of Proposed Units in All Applications Received:	1,606
Total Housing Units Approved:	1,332
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Chula Vista
Reporting Year	2021 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	500,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Hsg Element Update Preparation	\$140,000.00	\$1.00	Completed	Local General Fund	2/26/2021; Reimbursement not requested.
Hsg Element Coordinate HCD	\$20,000.00		In Progress	Local General Fund	In Progress
Hsg Element Initial Implement	\$80,000.00				
Comm/Stakeholder Input Hsg	\$70,000.00				
Inclusionary Housing Ordinance	\$80,000.00				
ADU Design Std Expedite	\$30,000.00				
Objective Design Std	\$30,000.00				
In Lieu Fee	\$50,000.00				

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	12
	Non-Deed Restricted	16
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1728
Total Units		1756

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		765
Total Units		765