CITY OF
CHULA VISTA

HOUSING ELEMENT
OF THE
GENERAL PLAN

Adopted on July 13, 2021
Amended on September 13, 2022

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1.0 EXECUTIVE SUMMARY

The City of Chula Vista General Plan Housing Element details the City's eight-year strategy for the enhancement and preservation of the community, identifies strategies for expanding housing opportunities for the City's various economic segments and provides the official policy guidance for local decision-making related to housing. The Housing Element of the General Plan provides the implementation mechanisms for effectively addressing housing needs in Chula Vista throughout the 2021-2029 planning period.

The Housing Element provides in-depth analysis of the City's population, economic and housing stock characteristics as required by State law. The Element also provides a comprehensive evaluation of existing programs and policies of the 2013-2020 Housing Element to determined necessary revisions to meet current needs. Through this analysis, the City has identified goals, objectives, policies and program actions that directly address the current needs of Chula Vista's population.

The Housing Element is organized into two policy components and includes a number of Appendices to supplement the development of the Housing Element's Policy and Implementation Plan:

1. Introduction	Explains the purpose, process and contents of the Housing Element.
2. Goals, Policies & Implementation Plan	Details specific policies and programs the City of Chula Vista will carry out over the five-year period to address the City's housing goals.
Appendix A	Provides the required demographic analysis and needs.
Appendix B	Provides an analysis of constraints and the City's zoning that may require amendment to facilitate the development and provision of housing to meet the various housing needs of the community.

Appendix C	~~Provides an 44.adequate Sites Inventory which includes an inventory of sites to meet the estimated RHNA need throughout the planning period.~~
Appendix D	Provides an analysis of affordable housing that may be at risk of converting to market rate housing within the next 10 years and programs for the preservation of the identified housing.
Appendix E	The Fair Housing Assessment analyzes the conditions that may limit the range of housing choices or hamper a person's access to housing and develops solutions to mitigate or remove such impediments.
Appendix F	An evaluation of the previous Housing Element for the 2013-2021 planning period (5th cycle).
Appendix G	Provides a summary of the community engagement activities that occurred throughout the development of the Housing Element document.
Appendix H	Provides an adequate Sites Inventory which includes an inventory of sites to meet the estimated RHNA need throughout the planning period.

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The State of California's historic actions and investments since the City's last Housing Element was adopted and certified in 2013, has had significant impact on the development of this Housing Element and the various policies and programs to address its obligations under the Regional Housing Needs Assessment (RHNA) and to ensure compliance with the various and significant State legislation. State legislation has focused on tackling the ongoing and critical housing affordability crisis by removing local barriers to housing construction, speeding up new development, incentivizing and funding for housing production, equity and accessibility of housing to overcome patterns of segregation and foster inclusive communities, and accountability of local jurisdictions to the State.

As the centerpiece of the Housing Element, the Policy and Implementation Plan provides focused attention to needs, challenges and opportunities particularly for those economically disadvantaged populations, given the City's obligations under various state laws and the limited

financial resources available to the City. While the goals remain consistent with the 2013-2020 Housing Element, a number of new policies and programs are incorporated into this based upon new state legislation and are summarized below:

Goal 1 -Promote Housing that Helps to Create Safe, Livable, and Sustainable Neighborhoods		
Programs/Policies	Continuing	Preservation and improvement of housing through rehabilitation, enforcement, energy efficiency and conservation measures, inspection programs and neighborhood revitalization.
	New	*Regulations for short term vacation rentals in residential zones as a means to preserve the City's long-term housing stock.*
Goal 2 Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs (by Type, size, ownership level, and income levels)		
Programs/Policies	Continuing	Annual reporting to State HCD of housing production and progress.
		Adequate water and sewer services for future residential development.
		Emergency shelters in I-L and C-T zones and transitional and supportive housing in residential zones.
		Support private shared living arrangements.
		Permit Single Room Occupancy residences (SROs) in multifamily zones.
		Permit by right Qualified Employee Housing in a zoning district that permits agricultural uses by right.
	Revised	*Opportunities to modify Title 19 of the Chula Vista Municipal Code (Zoning Code) to provide more certainty and flexibility in the application and permitting process and for consistency with state law.*
		Improve project tracking system and electronic plan reviews and monitor processing times to reduce review times and costs.
		Improve the efficiency of the development review process and find opportunities to streamline the permitting process to remove unnecessary barriers.

		Review nongovernmental constraints impeding residential development and address where possible.
	New	*In compliance with Senate Bill (SB) 166, ensure that the housing element inventory of identified sites can accommodate its share of the regional housing need at any time in the planning period for each of the income categories, also referred to as "No Net Loss." Programs would include monitoring/tracking of all residential developments and acreage, required findings for projects developed at less than the capacity identified, housing impact statements for discretionary actions (meeting RHNA), and enforce housing density minimums.*
		Consider residential developments for lower income households as a by right use and as a public benefit within land designated as community purpose facilities (CPF).
		Review of parking standards and, if appropriate, revise or adopt new standards for affordable, senior-aged, mixed-use, and transit-oriented housing projects.
		Review and, if 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 consistent with the Housing Accountability Act, SB 35, and SB 2162.
		In accordance with Assembly Bill (AB) 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable Accessory Dwelling Units (ADUs). Programs will include outreach, monitoring and mid-cycle review of ADUs and explore the acceptance of permit ready plans, an amnesty program for existing ADUS, and accommodation of movable Tiny Houses as a separate regulated use.
		In accordance with AB 2162 and AB 101, require approval "by right" of supportive housing with up to 50 units and low barrier navigation centers for the homeless.

Goal 3	**Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity**	
Programs/Policies	Continuing	Work with owners of "at-risk" assisted housing developments whose restrictions are due to expire by 2029 with outreach to residents, information, and compliance with state noticing requirements.
		Monitoring of new housing and destroyed/converted housing units within the Coastal zone for replacement in compliance with state law.
		Seek to reduce or eliminate potential constraints to the development of affordable housing and implement feasible strategies.
		Provide first time homebuyer assistance and support homeownership development and financing.
		Review the feasibility of implementing a program to mitigate the displacement of residents as a result of the conversion of residential rental units to ownership housing.
		Implement mobile home space rent review, protect the rights of residents upon closure/conversion of mobilehome/trailer parks, and promote resident ownership of mobilehome parks, if feasible.
	Revised	*Review the Balanced Communities policy for its feasibility in making progress towards the very low and low-income RHNA allocations, specifically looking at a supportable increase in the affordable requirement, threshold of applicability, adoption of an Ordinance, and review of the in lieu housing fee.*
		Update the City's Density Bonus program to reflect various changes to state law (AB 1763 and AB 2345), particularly providing significant incentives for 100 percent affordable housing and those that are transit oriented (e.g. no density maximums and reduced/no parking).

New	*In compliance with SB 330, developers demolishing housing need to replace any restricted affordable or rent-controlled units (under State Rent Control) and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants.*
	Develop an incentive program that will facilitate the development of Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) affordable to very low-income households.
	Track lower income housing units by Council District to ensure a balanced and equitable distribution of affordable housing throughout the City.

Goal 4 Promote equitable and accessible housing options and resources.		
Programs/Policies	Continuing	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).
		Issuance of Multifamily Housing Revenue Bonds for affordable housing to lower income households.
		Make available funds accrued in the City's Housing Assistance funds to increase, preserve, and enhance housing affordable to individuals or families.
		Offer certain waivers or deferral of development impact fees for affordable housing projects as allowed in the Chula Vista Municipal Code (CVMC).
		Support organizations to provide educational programs, loan counseling, and materials for potential homeowners on home maintenance, improvement, and financial management.
		Encourage local faith-based organizations to work together to provide services and housing (i.e. Participation in the interfaith shelter network rotating shelter).
		Work with regional agencies to identify the annual and seasonal need for homeless in Chula Vista.
	Continuing	The Housing Authority of the County of San Diego administers and allocates Housing Choice Vouchers for the residents of Chula Vista.
		Make available on the City's website, public/civic center public counters and by City personnel in regular contact with the community information and resources for basic needs.
		Compile, maintain and publicize a list of federal, state, regional, and local community assistance programs that may be available to residents.
		Collaborate with service providers and other Agencies to promote and disseminate information to the general public, including underrepresented communities and special needs population groups.

		Implement a City-wide policy to provide services to persons with limited English proficiency.
		Incorporate public input and participation in the design and development of City housing plans and policies.
	Revised	*Implement the City's Reasonable Accommodation Ordinance to review requests to modify zoning and development standards to reasonably accommodate persons with disabilities. Develop materials and outreach methods to increase public awareness and ease of access to policies, programs and processes addressing reasonable accommodation.*
	New	*Adopt an Environmental Justice Element as an additional Element of the City's General Plan.*
		Develop materials and outreach methods that explain SB 35 and AB 2162 related to streamlining the approval of housing projects with at least 50% of the units dedicated as affordable and supportive housing projects.
		Work with the community to achieve community support for housing at a variety of income levels.
		Connect students with affordable housing options in Chula Vista. The City will develop informational materials on available housing options, housing assistance, and make the housing resource information available.

Fiscal Considerations

While the City affirms its commitment towards meeting the community's housing needs, it is nevertheless incumbent on the City to acknowledge that the Housing Policy and Implementation Plan is but one of a large number of programs competing for the finite fiscal resources of the City. As such, it is not possible to subject this Housing Policy and Implementation Plan to strict budgetary scrutiny. In addition, there may be legal requirements affecting future encumbrances of funds, as well as demands in other areas requiring the City to make difficult decisions on budgetary priorities.

1.0 INTRODUCTION

1.1 Community Context

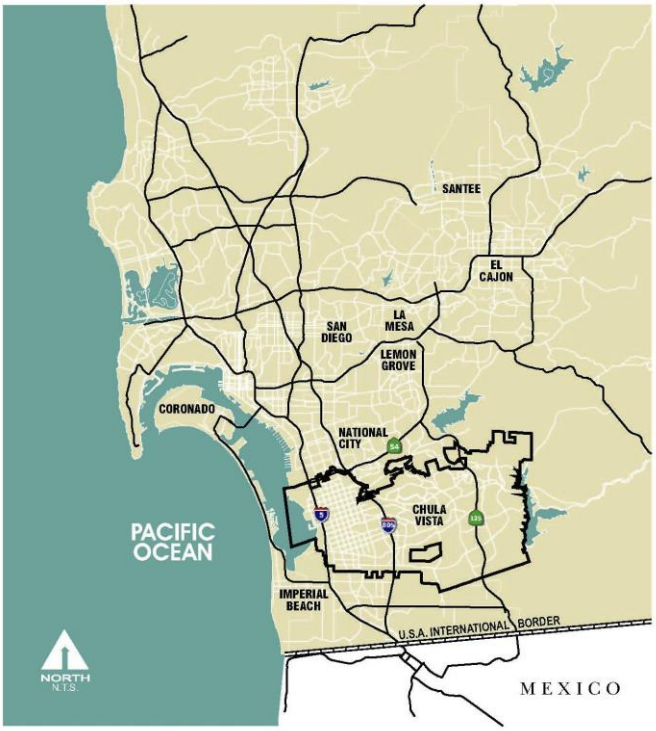
Home to more than 270,000 residents, Chula Vista is the second largest city in San Diego County. The City encompasses approximately 52 square miles of land area from the San Diego Bay eastward to Otay Lakes and includes most of the land between the Sweetwater River to the north and the Otay River to the south. The bayfront, rivers, and hills define the City's planning areas.

Over time, the City has evolved into varying and distinct neighborhoods and communities. Initially incorporated in 1911, much of the City's historical growth and development centered around the historic City center also known as the urban core. Therefore, the City's older and more established neighborhoods are generally located west of Interstate 805 ("I 805"). Over the next several decades, California's continued rate of population growth and housing production, coupled with Chula Vista's regional and waterfront location between the Mexican border and downtown San Diego, spurred the City's outward expansion and newer development to the east (east of I 805).

In 1985, the unincorporated Montgomery area (south of L Street and west of I 805), now known as the Southwest area of the City, was annexed into the City, adding approximately 23,000 new residents. Beginning in the late 1980's, development occurred east of I 805 of large expanses of green open land within the master planned communities of Eastlake, Rancho del Rey, Sunbow, Rolling Hills Ranch and San Miguel Ranch. In 1992, the City annexed 14 square miles of Otay Ranch that continues to be developed today as the master planned communities of Otay Ranch~~, Millenia and Escaya~~.

INTRODUCTION

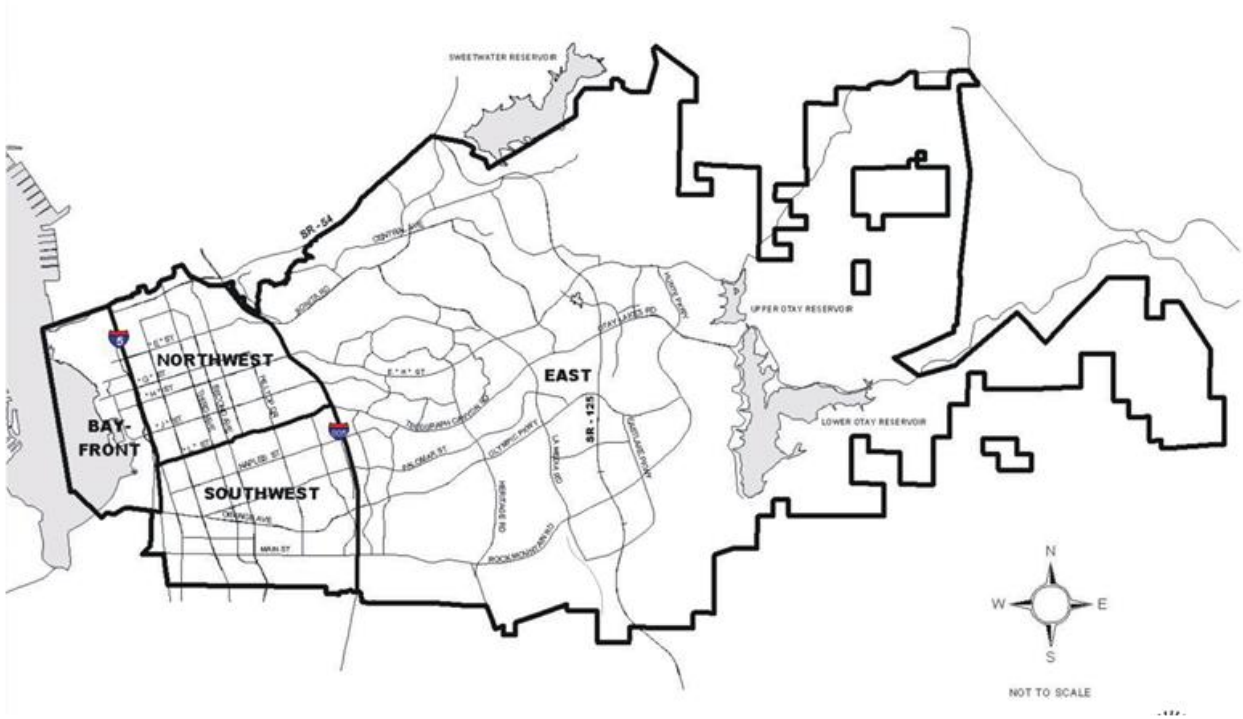
Located minutes from downtown San Diego and the U.S.-Mexican border Chula Vista has convenient access to the region's cultural, recreational, educational and business opportunities and plays a significant role in the region's growth. As the hub of civic and cultural activity in South San Diego County with its picturesque backdrops and inviting climate, Chula Vista is a city whose growth is ripe with opportunities for both growing businesses and growing families.



The City's communities can be further distinguished by geographic planning areas that follow the overall development patterns of the City as seen in Figure 1.

- Northwest – That area north of L Street and east of Interstate 5, also referred to as the City's historic urban core;
- Southwest – That area south of L Street, generally encompassing those neighborhoods included within the Montgomery annexation of 1985;
- East – That area east of I 805, generally encompassing master planned communities developed from the early 1990's and continuing to the present; and,
- Bayfront – That area west of Interstate-5 ("I 5") and north of L Street, currently underdeveloped with some development and large vacant waterfront properties and a master plan that was approved by the California Coastal Commission in August 2012.

Figure 1: City of Chula Vista Planning Areas



1.2 Purpose and Nature of the Housing Element

Meeting the housing needs of Chula Vista residents as well as the City's share of regional housing needs remains an important goal for the City of Chula Vista. As the population of the state continues to grow and pressure on resources increases, Chula Vista must ensure it provides adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State of California has mandated a Housing Element within every General Plan since 1969. Housing elements in the San Diego region are required to be completed, with a finding of compliance by the California Department of Housing and Community Development ("HCD"), by April 15, 2021. This document represents the 2021-2029 update required for jurisdictions within the San Diego Association of Governments ("SANDAG") region, responds to the issues that currently face the City and was created in compliance with State General Plan law.

What is a Housing Element and Why Do We Need One?

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65580 *et seq*.).

The Housing Element is one of the seven required elements of the General Plan and is the primary document that local jurisdictions in California use to plan for adequate housing opportunities for present and future residents. The Housing Element is the only General Plan Element that requires review and certification by the State of California.

"The vision for Chula Vista in the year 2030 is a community that preserves and enhances the unique features that shape its identity."

State Housing Element law, enacted in 1969, mandates that each local government in California create a Housing Element to adequately plan to meet the existing and projected housing needs of all segments of the population. The Housing Element must be consistent with all other elements of the General Plan and is updated on a regular basis. The law acknowledges that for

the private market to adequately address housing needs and demand, local governments must adopt plans and regulatory systems that support housing development. As a result, the successful growth of a community rests largely upon the implementation of local General Plans, and in particular, the Housing Element.

1.3 Regional Housing Needs Assessment

Each jurisdiction's projected housing need during the Housing Element planning period is determined through the Regional Housing Needs Allocation ("RHNA") process, as set forth in Section 65583 of the California Government Code. The RHNA is based on projected statewide growth in households as determined by HCD. Through the RHNA process, HCD distributes the statewide projected housing need among the regions in the state, where each regional council of government allocates the projected regional growth to local jurisdictions within the region as their "fair share" of regional housing needs. The total housing need for each jurisdiction is distributed among income categories, requiring each jurisdiction to plan to meet the needed housing for households at all income levels. The agency responsible for distributing the RHNA in San Diego County is SANDAG.

Each city and county in California is required to produce a Housing Element that demonstrates the jurisdiction's ability to accommodate the housing need identified in its RHNA during the Housing Element planning period. This Housing Element covers the 6th cycle Housing Element planning period and provides sites adequate to accommodate the City's fair share allocation.

The City of Chula Vista's Housing Element sets forth the City's policies and detailed programs for meeting existing and future housing needs as set forth in the RHNA, for preserving and enhancing neighborhoods, and for increasing affordable housing opportunities for extremely low, very-low, low and moderate income persons and households. It serves as the primary policy guide for local decision-making on all housing matters.

Create a balanced, sustainable community that offers a variety of housing choices throughout Chula Vista for all residents, present and future, through strategic policies and programs.

The Housing Element also provides a detailed analysis of Chula Vista's demographic, economic and housing characteristics as required by state law. A comprehensive evaluation of the City's progress in implementing the previous eight-year Housing Element's policy and action programs related to housing production, preservation and conservation is provided. The proposed policies and programs in the updated Housing Element are then adjusted based on this evaluation, as appropriate. Based upon the community's housing needs, available resources, constraints and opportunities for housing production and preservation, and past performance, the Housing Element establishes an eight-year strategy of priority goals, objectives and action programs that directly address the housing needs of present and future Chula Vista residents.

HOUSING VISION

What would our city look and feel like if we met all our housing goals?

HOUSING LANDSCAPE

What are our housing needs? Who is our housing serving? Who is not having their housing needs met.

CONSTRAINTS & RESOURCES

Have we planned to accommodate our needs? What is stopping us from meeting our goals and why?

ACTION PLAN

Goals policies and programs to shape future decision making. Programs that will help us realize our vision.

1.4 State Housing Legislation

During the 5th cycle, specifically in 2017 to the present, the state has passed numerous laws to address California's housing crisis. Many of the new programs outlined within this Housing Element for the 6th planning cycle, addresses the new legislation to facilitate and increase housing production for all economic levels. As the state passes new legislation in the remainder of the 5th cycle and during the 6th cycle, the City will continue to amend the Chula Vista Municipal Code; to monitor and evaluate policies and programs designed to meet state requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, Accessory Dwelling Unit (ADU) streamlining, and removing local barriers to housing production. The City will implement changes required by state law, likely through amendments to the Chula Vista Municipal Code. The following is a summary of recent legislation and proposed City activities that will further the City's efforts to increase housing production during the 6th cycle.

1.4.1 State Laws Effective 2018

SB 2 *Permanent Funding ($75 Recording Fee)*	Establishes a permanent, ongoing source of funding dedicated to affordable housing development. Imposes a fee of $75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed $225.

1.4.1 State Laws Effective 2018

Senate Bill (SB) 167, Assembly Bill (AB) 678, and AB 1515

Housing Accountability

Amends the Housing Accountability Act (HAA). The HAA significantly limits the ability of a jurisdiction to deny an affordable or market-rate housing project that is consistent with existing planning and zoning requirements. These measures amend the HAA as follows:

- Modifies the findings requirement to deny a housing development project to be supported by a preponderance of the evidence, rather than by substantial evidence in the record;
- Defines "lowering density" to mean "any conditions that have the same effect or impact on the ability of the project to provide housing";
- Requires an applicant to be notified, within 30 days of an application being deemed complete for a project with 150 or fewer housing units, and within 60 days for projects with more than 150 units, if the jurisdiction considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision. If the jurisdiction fails to provide the required notice, the project is deemed consistent, compliant and in conformity with the applicable plan, program, policy ordinance, standard, requirement or other similar provision; and
- Deems a housing development project "consistent, compliant and in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant or in conformity."

1.4.1 State Laws Effective 2018

Additionally, these bills provide new remedies for a court to compel a jurisdiction to comply with the HAA:

- If a jurisdiction's findings are not supported by a preponderance of the evidence, the court must issue an order compelling compliance within 60 days.

SB 35

Streamlining for 10% Affordability

Streamlines affordable multifamily housing project approvals, at the request of a developer, in a city that fails to issue building permits for its share of the regional housing need by income category in accordance with California Government Code Section 65913.4. Chula Vista has not issued building permits consistent with its regional housing needs. Therefore, approval of a qualifying housing development meeting the City's objective planning standards and on a qualifying site is a ministerial act, without CEQA review or public hearings.

AB 1505

Inclusionary Housing

Allows a jurisdiction to adopt an ordinance that requires a housing development to include a certain percentage of residential rental units affordable to and occupied by households with incomes that do not exceed limits for households with extremely low, very low, low or moderate income (also known as "inclusionary housing"). The ordinance must provide alternative means of compliance such as in-lieu fees, off-site construction, etc. and may require review by HCD.

1.4.1 State Laws Effective 2018

AB 879

Annual Reporting to State HCD

Expands upon existing law that requires, by April 1 of each year, cities to send an annual report to their respective city councils, the state Office of Planning and Research (OPR) and HCD that includes the following new information:

- The number of housing development applications received in the prior year;
- The number of units included in all development applications in the prior year;
- The number of units approved and disapproved in the prior year;
- A listing of sites rezoned to accommodate that portion of the City's RHNA for each income level that could not be accommodated in its housing element inventory and any additional sites identified under the "no net loss" provisions;
- The net number of new units of housing that have been issued a "completed entitlement," building permit or certificate of occupancy (identified by the Assessor's Parcel Number) and the income category that each unit of housing satisfied (distinguishing between rental and for-sale units);
- The number of applications, including location and number of units, and building permits submitted under the new processing provided for by Section 65913.4 (enacted by SB 35),
- An analysis of governmental constraints that must include local ordinances that "directly impact the cost and supply of residential development"; and
- An analysis of nongovernmental constraints that must include requests to develop housing at densities below those anticipated in site inventory and the length of

1.4.1 State Laws Effective 2018

time between receiving approval for housing development and submittal of an application for building permit. The analysis must also include policies to remove nongovernmental constraints.

AB 1397

Housing Element Site Inventory Analysis

Numerous changes to how a jurisdiction establishes its housing element site inventory. These changes include the following:

- Sites must be "available" for residential development and have "realistic and demonstrated" potential for redevelopment;
- Parcels must have sufficient water, sewer and dry utilities or part of a mandatory program to provide such utilities;
- Places restrictions on using nonvacant sites as part of the housing element inventory;
- Places limitations on continuing identification of nonvacant sites and certain vacant sites that have not been approved for housing development; and
- Stipulates that lower-income sites must be between one-half acre and 10 acres in size unless evidence is provided that a smaller or larger site is adequate.

AB 72

State HCD Authority

Provides HCD broad authority to find a jurisdiction's housing element out of substantial compliance if it determines that the jurisdiction fails to act in compliance with its housing element, including any failure to implement any program actions included in the housing element, and allows HCD to refer violations of law to the attorney general. Additionally, HCD may notify the attorney general that the jurisdiction is in violation of the Housing Accountability Act, as codified in California Government Code Sections 65863, 65915 and 65008.

1.4.2 State Laws Effective 2019

AB 3194 *Housing Accountability*	Strengthens the Housing Accountability Act by strictly limiting local government's authority to reject or restrict housing development projects that comply with applicable objective general plan, zoning and subdivision standards. Where the zoning is inconsistent with the general plan, no rezoning is required as long as the project complies with the jurisdiction's objective general plan standards. Cities must apply zoning standards and criteria to facilitate and accommodate development at the density allowed on the site by the general plan.
AB 2162 *Supportive Housing as Use by Right*	Requires supportive housing to be considered a use "by right" in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. Qualifying criteria relates to affordability, long-term deed restrictions, and nonresidential floor use providing supportive services and must approve, within specified periods, supportive housing developments that comply with these requirements. The law prohibits any minimum parking requirement for units occupied by supportive housing residents if the development is located within a half-mile of a public transit stop.

1.4.1 State Laws Effective 2018

SB 828 and AB 1771

RHNA Analysis

A number of changes to the Regional Housing Needs Assessment process to use more data to more accurately and fairly reflect job growth and housing needs, with an emphasis on fair housing goals. This law added more opportunities for public comment and HCD adjustments to the council of governments' methodology for selecting RHNA targets. Additionally, the law prohibits a council of governments from using prior underproduction of housing, or stable population numbers, as justification for a determination or reduction in a local government's share of the RHNA.

AB 686

Affirmatively Further Fair Housing

Extends requirements for federal grantees and contractors to "affirmatively further fair housing," including requirements in the federal Fair Housing Act, to public agencies in California. Requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. "Affirmatively furthering fair housing" means, among other things, "taking meaningful actions … that overcome patterns of segregation and foster inclusive communities" and "address significant disparities in housing needs and in access to opportunity." Additionally, an assessment of fair housing practices must now be included in upcoming housing elements.

SB 1333

Applicability to Charter Cities

Makes charter cities (those governed by a city charter document rather than by general law) subject to a number of planning laws that previously only applied to general law cities. These include laws related to general plan amendment processing, accessory dwelling unit permitting and the preparation of housing elements. The law now requires a charter city's zoning ordinances to be consistent with its adopted general plan.

1.4.3 State Laws Effective 2020

AB 2753, AB 2372, SB 1227, AB 2797, AB 1763

Density Bonus & Incentives

Further incentivizes certain housing development projects under the State Density Bonus law by:

- Expediting the processing of density bonus applications;
- Granting floor area ratio bonus in lieu of a bonus on the basis of dwelling units per acre;
- Prohibiting cities and counties from imposing parking requirements in excess of specified ratios;
- Allows eligible developments to calculate impact fees based on square feet and not per unit;
- Requires cities to provide determinations of amount of density bonus, all eligible reductions in parking requirements and whether adequate information has been submitted;
- Extending State Density Bonus Law to apply to student housing projects where at least 20 percent of the units are affordable for lower income students with priority to students experiencing homelessness and calculation of the density bonus based on the number of beds instead of units;
- Providing for an 80% density bonus to be granted to 100% affordable housing projects. Additionally, for these 100% affordable projects, limiting all local government limits on density, allowing a height increase of up to three stories or 33 feet and eliminating all local parking requirements for special needs projects offering paratransit service or located within ½ mile from an accessible bus route;
- Reconciling the State Density Bonus Law and the Coastal Act to increase affordable housing in the coastal zone while protecting coastal resources and access.

1.4.1 State Laws Effective 2018

AB 68, AB 587, AB 671, AB 881, and SB 13 *Accessory Dwelling Units*	Further incentivizes the development of accessory dwelling units, through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, reduced fees and for the Housing Element to include specific programs to incentivize production of ADUs.
AB 1763 *Density Bonus for 100% Affordable Housing*	Requires jurisdictions to provide a density bonus to development projects that restrict 100 percent of their units as affordable to lower- and moderate-income households.
AB 101 *Low Barrier Navigation Centers for Homeless*	Requires jurisdictions to allow "low barrier navigation centers" by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements.
AB 1255 and AB 1486 *Surplus Lands for Affordable Housing*	Seeks to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. Identified surplus lands will be reported annually through the Housing Element Annual Progress Reports.

1.4.1 State Laws Effective 2018

SB 330 *Housing Crisis*	Enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

1.5 State Law and Local Plans

1.5.1 Consistency with State Law

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
Public Participation (GC 65583 & 65585)		
▪ Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the Housing Element.	§ 65583 (c)(9)	Appendix G
▪ Collect and compile the public comments received and provide these comments to the legislative body prior to adoption of the Housing Element.	§ 65585 (b)(2)	Appendix G
Review and Revision (GC 65588(a) & (b)) *Evaluation and revision of the previous element*		
▪ Review effectiveness of the element, progress in implementation and appropriateness of goals, objectives and policies	§ 65588(a) & (b)	Appendix F
Housing Needs Assessment (GC 65583(a)) *Conduct an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs*		
A. Population and Employment Trends	§ 65583 (a)(1)	Appendix A
Population Growth		
Age		
Race/Ethnicity		
Employment		
Commuting Patterns		
B. Household Characteristics	§ 65583 (a)(2)	Appendix A
Household Type & Size		
Household Income		
C. Special Housing Needs	§ 65583 (a)(7)	Appendix A

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
Elderly Persons with Disabilities Large Households Single-Parent Households Agricultural Workers Residents Living in Poverty Homeless		
D. Housing Problems Overcrowding Overpayment (Cost Burden)	§ 65583 (a)(2)	Appendix A
E. Housing Stock Characteristics Projected Housing Units Housing Type Housing Availability and Tenure Housing Age and Condition Housing Costs and Affordability Vacancy rates	§ 65583 (a)(2)	Appendix A
F. **Opportunities For Energy Conservation** in residential development [building envelope, heat and cooling and electrical].	§ 65583 (a)(8)	Appendix C
G. **Preservation of Existing Assisted Housing Projects At-Risk of Converting** Inventory of at-risk units Estimate of replacement vs. preservation costs Identify qualified entities Identify potential funding	§ 65583 (a)(9)	Appendix D
Sites Inventory and Analysis (GC Sections 65583.2) *Land suitable for residential development to accommodate RHNA for all income levels, to include vacant sites, sites capable of higher densities, and public owned sites*		
A. Sites Inventory Listing of properties by parcel number or unique reference	§ 65583.2 (b)(1) - (7)	Appendix C, Appendix H

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
Listing of properties by size Listing of properties by general plan designation and zoning For non-vacant sites, description of existing uses Map of sites included in the inventory		
B. Sites Inventory Analysis of Suitability and Availability		Appendix C, Appendix H
"Realistic & demonstrated potential" development capacity *(e.g. by income category of each site and access to water, sewer, & dry utilities)* Units per site "realistically accommodated" Analysis of non-vacant and underutilized lands Sites suitable for lower income housing Replacement housing		
Constraints on Housing (GC 65583(a)(5) and (6))		
A. Governmental Constraints Land-use controls (e.g., zoning-development standards, including parking, height limits; setbacks, lot coverages, minimum unit sizes, growth controls)	§ 65583 (a)(5)	Appendix B
B. Non-Governmental Constraints Economic Factors, cost of construction and land, financing	§ 65583 (a)(6)	Appendix B
~~**C.Non-Governmental Constraints**~~ ~~Economic Factors, cost of construction and land, financing~~	~~§ 65583 (a)(6)~~	~~Appendix B~~
~~**D.**~~**C. Environmental and Infrastructure Constraints** Environmental constraints Infrastructure including planned water, sewer, and other dry utilities supply	§ 65583.2(b)(4) & (5)	Appendix B
Regional Analysis of Impediments to Fair Housing Choice (GC 65583(b)(10))		

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Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
A. **Summary of fair housing issues** and an assessment of fair housing enforcement and fair housing outreach capacity		Appendix E, Regional AI
B. **Analysis of available federal, state, and local data** and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.		Appendix E, Regional AI
C. An **assessment of the contributing factors** for the fair housing issues identified.		Appendix E, Regional AI
D. An identification of the jurisdiction's **fair housing priorities and goals**.		Appendix E, Regional AI
E. **Strategies and actions** to implement those priorities and goals		Appendix E
Goals, Quantified Objectives, and Policies (GC 65583(b)) *for the maintenance, preservation, improvement, and development of housing*		
A. Identify **adequate sites** which will be made available through appropriate action with required public services and facilities from a variety of housing types for all income levels		Appendix C, Appendix H
B. Programs to assist in the **development of adequate housing** to meet the needs of extremely low, very low, low and moderate-income households		Part I, Goal 3
C. Identify and, when appropriate and possible, **remove governmental constraints** to the maintenance, improvement, and development of housing in Chula Vista		Part I, Goal 2
D. **Conserve and improve the condition** of the existing and affordable housing stock in Chula Vista		Part I, Goal 1
E. **Promote housing opportunities** for all persons		Part I, Goal 2

Table 1

STATE HOUSING ELEMENT REQUIREMENTS

Requirements	Statute	Reference
F. Identify programs to address the **potential conversion of assisted housing development to market rate** housing.		Part I, Goal 1

1.5.2 Consistency with General Plan and Policies

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element, therefore, must be consistent with the General Plan and is affected by policies contained in other elements of the General Plan. This means that any goals, policies, and programs included in the Housing Element must support and further General Plan policies and should not conflict with the General Plan.

The Housing Element is most intricately related to the Land Use and Transportation (LUT) Element. The LUT Element sets the framework for development of housing by laying out the land use designations for residential development and indicating the type and density permitted by the City. Working within this framework, the Housing Element identifies priority goals, objectives and program actions for the next eight years that directly address the housing needs of existing and future Chula Vista residents. The policies contained in other elements of the General Plan affect many aspects of life that residents enjoy – the amount and variety of open space, the preservation of natural, historic and cultural resources, the permitted noise levels in residential areas, and the safety of the residents in the event of a natural or man-made disaster.

The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

1.5.3 Related Planning Documents

In addition to the General Plan, the Housing Element is also consistent with various local and regional plans. Key plans that the Housing Element references and supports include the following:

Chula Vista Municipal Code

The Chula Vista Municipal Code (CVMC) consists of all the regulatory and penal ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the California Government Code. The CVMC includes the City's Subdivision Ordinance and Zoning Ordinance.

Subdivision Ordinance

The Subdivision Ordinance, Title 18 of the CVMC, regulates the design, development and implementation of land division. It applies when a parcel is split into two or more parcels; a parcel is consolidated with one or more parcels; or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

Zoning Ordinance

The Zoning Ordinance, Title 19 of the CVMC, is the primary tool for implementing the General Plan and is designed to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the people. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards for each zone district and overall administrative and legislative procedures.

Specific Plans

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan and implementation plan. Chula Vista has seven approved Specific Plans, which are listed below.

- Bayfront Specific Plan
- Gateway Specific Plan
- Auto Park North Specific Plan
- Bonita Glen Specific Plan
- Bonita Gateway Specific Plan
- Urban Core Specific Plan
- Southwest Specific Plan (under preparation)

General Development Plans

A General Development Plan (GDP) is a smaller scale version of a General Plan that typically addresses large, previously undeveloped areas of the City, such as those in eastern Chula Vista. It establishes general development parameters, including the distribution of land uses, vehicular circulation patterns, development densities, and an overall master planned community urban structure. A GDP is implemented by the adoption of a Sectional Planning Area (SPA) Plan. The City has six GDPs for its master planned communities, which are listed below and discussed further in the Land Use and Transportation Element Section 10.0, East Area Plan, of this Element. GDPs must be in conformance with the General Plan.

- Sunbow
- Rancho del Rey
- Eastlake
- Rolling Hills Ranch
- San Miguel Ranch
- Otay Ranch

Sectional Planning Area Plans

A Sectional Planning Area (SPA) Plan is a comprehensive specific plan that addresses a portion of a planned community area. It is intended to implement the goals, objectives, and development parameters prescribed in the GDP. A SPA and GDP must be adopted as a prerequisite to develop land in a Planned Community (PC) Zone.

A SPA consists of integrated guidelines and development standards that provide detail on the land use mix, design criteria, pedestrian and vehicular circulation pattern, open space, recreation, infrastructure requirements, and other components for the entire or portion of an adopted GDP. It is based on City regulations, guidelines, and policies; but once adopted, a SPA supersedes these documents, except where incorporated by reference.

Precise Plans

A Precise Plan is a zoning implementation tool that creates specific property development standards and design guidelines in combination with underlying zone standards to allow site design flexibility within areas zoned as a Precise Plan modifying district. Precise Plan development standards and guidelines, adopted by Ordinance, can be tailored for a particular area through rezoning action. The Precise Plan is adopted through a discretionary review process that establishes standards and guidelines affecting the property.

Local Coastal Program

A Local Coastal Program (LCP) is the planning tool used to carry out the shared partnership between the California Coastal Commission's (CCC) mandate to protect coastal resources, and local government's regulation of land use through its General Plan. An LCP includes a land use plan with land use classifications, types and densities of allowable development, plus goals, objectives, and policies concerning development use of coastal resources. After an LCP is approved by the CCC, their permitting authority is delegated to the local government. It is not intended that the CCC and their permitting authority usurp local government.

Chula Vista's Bayfront has an LCP, which contains the goals and objectives relating to coastal development. It is provided by the General Plan Land Use Diagram and the associated goals, objectives and policies that relate to coastal areas.

Climate Action Plan

Chula Vista has been implementing a "Climate Action Plan" to address the threat of climate change impacts to the local community. The most recent plan is the 2017 Climate Action Plan (CAP) which was adopted by City Council on September 26, 2017. It includes ambitious new goals and policies to strengthen the City's climate action efforts. Implementing the CAP facilitates achieving numerous community co-benefits such as utility savings, better air quality, reduced traffic congestion, local economic development, and improved quality of life. It brings together past City of Chula Vista climate plan efforts including the original Carbon Dioxide Reduction Plan (2000), the mitigation plan (2008) and the adaptation plan (2011).

1.6 Public Participation

Section 65583(c)(9) of the California Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

While the City began its efforts in engaging the community community in a discussion of housing needs in 2019, much of its efforts continued through 2020. The historic corona virus disease (COVID-19) pandemic greatly shaped the City's efforts in communicating with its residents, community members and stakeholders. With a State of Emergency declared by the U.S President in February 2020 and locally, the Governor of California, County of San Diego Public Health and the City Council of Chula Vista following suit in March 2020, stay at home orders and prohibitions of any gatherings outside of households, changed the rules of engagement. From March 2020 through the present timeframe, all meetings and communications have shifted to electronic and digital means.

Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH) and the Five-Year Consolidated Plan that serves as a comprehensive housing affordability strategy, community development plan, and submission for funding under any of U.S. Department of Housing and Urban Development's (HUD) entitlement formula grant programs. These two strategic planning documents were concurrently updated along with the City's Housing Element and any public input received through these processes were also considered.

- **5-Year Consolidated Plan** - The 5-Year Consolidated Plan is a planning document that identifies needs within low-to moderate- income (LMI) communities and outlines how the City will address those needs. It guides investments and helps achieve HUD's mission of providing decent housing, suitable living environments, as well as expanded economic opportunities for LMI populations. During the development of the Consolidated Plan, public meetings with the Housing Advisory Commission (January 23. 2020) and City Council (March and June 2020) were held to identify the City's most pressing community needs. In addition, a community needs on-line survey was offered in English and Spanish which returned 260 responses.

- **Special Fair Housing Outreach** – In addition to the Housing Element workshops, community workshops, targeted stakeholder interviews to service providers and local

organizations, and a fair housing survey was conducted in Spanish and English as part of the development of the San Diego Regional Analysis of Impediments to Fair Housing (AI). Public notice and additional outreach for community workshops held in Chula Vista and National City and surveys were circulated through local service providers and made available on the City's Fair Housing webpage and at City Hall.

A discussion of citizen participation is provided in more detail in Appendix A. Appendix A contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by California Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public will be provided to each member of the City Council at such time as the Housing Element is presented to the Council. [Note: This section and Appendix A may need to be updated prior to adoption to include additional public meetings, outreach and comments received.]

"PUBLIC ENGAGEMENT:

Share your Voice, Shape your City"

1.7 Housing Element Organization

California Government Code Section 65583 requires a jurisdiction's Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- An analysis of programs for the preservation of assisted housing developments;
- A statement of community goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing; and,
- A policy program that provides a schedule of actions that the City is undertaking, or intends to undertake, in implementing the policy set forth in the Housing Element.

The Chula Vista Housing Element is comprised of the following sections:

1. Introduction	Explains the purpose, process and contents of the Housing Element.
2. Goals, Policies & Implementation Plan	Details specific policies and programs the City of Chula Vista will carry out over the five-year period to address the City's housing goals.
Appendix A	Provides the required demographic analysis and needs.
Appendix B	Provides an analysis of constraints and the City's zoning that may require amendment to facilitate the development and provision of housing to meet the various housing needs of the community.

Appendix C	Provides an evaluation of the potential opportunities for various types of residential development for all income levels and energy and water conservation within such developments. The analysis primarily looks at development that could occur based upon the Chula Vista General Plan and Zoning Ordinance. ~~Provides an adequate Sites Inventory which includes an inventory of sites to meet the estimated RHNA need throughout the planning period.~~
Appendix D	Provides an analysis of affordable housing that may be at risk of converting to market rate housing within the next 10 years and programs for the preservation of the identified housing.
Appendix E	The Affirmatively Furthering Fair Housing (AFFH) Assessment analyzes the conditions that may limit the range of housing choices or hamper a person's access to housing and develops solutions to mitigate or remove such impediments.
Appendix F	An evaluation of the previous Housing Element for the 2013-2021 planning period (5th cycle).
Appendix G	Provides a summary of the community engagement activities that occurred throughout the development of the Housing Element document.
Appendix H	Provides an adequate Sites Inventory which includes an inventory of sites to meet the estimated RHNA need throughout the planning period.

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2.0 GOALS, POLICIES & PROGRAMS

Overview

This chapter describes the City's housing goals, policies and programs, which together form the blueprint for housing actions during the Housing Element's planning period for the 6th Cycle RHNA period (2021-2029). The following goals, policies and programs are based on an assessment of the City's existing and future housing needs, opportunities and constraints, an evaluation of its existing policies and programs and input received from the community through their participation in the development process of this document.

Regional Housing Needs Assessment

SANDAG has allocated the following RHNA to the City of Chula Vista for the 2021-2029 Housing Cycle. This RHNA represents the City's fair share of the housing needs for the San Diego region, including an equitable share of affordable housing. The ranges for each income category (as shown below) are based on percentages of the 2019 Area Median Income (AMI) for San Diego County, which is $86,300 for a hypothetical family of four. The City's 2021-2029 allocated RHNA new housing construction need is as follows:

Table 2

NEW HOUSING CONSTRUCTION OBJECTIVES
2021-2029

Income Category	RHNA Construction Need	
Very Low	2,750	25%
Low	1,777	16%
Moderate	1,911	17%
Above Moderate	4,667	42%
Total	11,105	100%

Credits toward RHNA

Since the RHNA uses June 30, 2020 as the baseline for growth projections for the Housing Element planning period of 2021-2029, jurisdictions may count towards the RHNA any new units built or issued certificates of occupancy since June 30, 2020. Table 3 summarizes the units that can be credited against the City's RHNA (248 units).

Table 3

RHNA Credits and Remaining Need
2021-2029

Income Category	RHNA	Issued	C of O	Remaining RHNA
Very Low	2,750	12	-	2,738
Low	1,777	0	-	1,777
Moderate	1,911	50	12	1,849
Above Moderate	4,667	132	42	4,493
Total	11,105	194	54	10,857

The following Housing Goals Section identifies the general approach the City will use to accommodate its share of regional housing needs for the 2021-2029 Housing Element planning period. The list of housing goals is followed by a more detailed description of the policies that will be considered and applied through the City's decision-making process when the housing programs are implemented in compliance with state law.

Goals, policies, and programs are listed in top-to-bottom order, with goals at the top and being the most general statements, working down to programs, the most specific statements of intent. Here are how the three policy levels differ:

- **Goals** are the desired results that the City will attempt to reach over the long term. They are general expressions of community values or preferred end states, and therefore, are abstract in nature. While it may not be possible to attain all goals during this Element's planning period, they will, nonetheless, be the basis for City policies and actions during this period.

- **Objectives and Policies** are specific statements that serve as the framework for decision-making and priority setting. Policies serve as the directives to developers, builders, design professionals, decision makers and others who will initiate or review

new development projects. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed under "programs" below. Most policies have a time frame that fits within this Element's planning period. In this context, "shall" means the policy is mandatory; "should" or "may" indicates the policy should be followed unless there are compelling or contradictory reasons to do otherwise.

- **Programs** are the core of the City's housing strategy. These include on-going programs, procedural changes, general plan changes, rezoning or other actions that help achieve housing goals. Programs translate goals, objectives and policies into actions.

Goal 1: Promote Housing that Helps to Create Safe, Livable, and Sustainable Neighborhoods

The City's existing housing stock plays an important role in providing a decent, safe and sanitary living environment for lower income households and in maintaining the quality and sustainability of residential neighborhoods. With almost half (48 percent) of existing housing citywide being 40 years or older – built prior to 1979, there is a potential loss in value and quality as a result of deterioration. A significant portion (20 percent) of the City's housing stock is 50 years old or older and is likely to require major repairs, with this housing located entirely within the area west of I 805 (Western Chula Vista and also known as the Northwest and Southwest planning areas). These areas are also considered vulnerable areas where housing costs are lower, housing stock is more diverse and consequently a higher concentration of lower income residents than the area east of I-805.

To create safe, livable and sustainable neighborhoods, housing policies and programs will focus on the following objectives:

- Enforce maintenance of safe and decent housing, enhance the quality of existing housing to maintain the integrity of residential neighborhoods.
- Promote efficient use of water and energy through sustainable design, adopted standards, and incentives to conserve limited resources and reduce long-term operational costs of housing, consistent with the City's Climate Action Plan, the most recent Energy Code including City-specific amendments, Green Building Standards, and other related City ordinances.

Programs to enforce building, health, and housing codes and the funding of minor repairs, rehabilitation of housing will encourage the provision of decent, safe and sanitary housing and preserve neighborhood quality. Of particular focus is repair, rehabilitation and improvement of housing and neighborhoods in the City's Northwest and Southwest Planning Areas.

In September 2017, the City adopted an update to its CAP to address the threat of climate change impacts to the local community. Implementation of the CAP's strategies and actions will improve the sustainability of housing stock, maximize energy and water efficiency potential, reduce occupant utility costs, increase home value, and preserve neighborhood quality. Additionally, California Title 24, Building Energy Efficiency Standards ("Title 24"), establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and state requirements mandate Title 24 requirements through implementation by

local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction and continue providing residents with information on energy efficiency.

Housing Policy 1.1	Prioritize the preservation and improvement of the City's existing housing stock.
Housing Policy 1.2	Facilitate the rehabilitation of the City's existing housing stock to correct housing deficiencies and increase the useful life and sustainability of existing housing stock.
Housing Policy 1.3	Eliminate, to the greatest extent feasible, overcrowded, unsafe, and unsanitary housing conditions through the enforcement of building, safety, and housing codes.
Housing Policy 1.4	Continue to develop and promote energy efficiency conservation measures consistent with the strategies outlined in the City's Climate Action Plan.
Housing Policy 1.5	Encourage neighborhood and local participation to enhance neighborhood preservation, maintenance and improvement.
Housing Policy 1.6	Employ place-based strategies in making neighborhood improvements.

Implementing Programs

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 long-term housing stock to serve the long-term housing needs of residents.

Lead(s):	Development Services, Planning Division
Funding Sources:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element

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.

Quantified Objective:	30 low-income units
Lead(s):	Development Services, Housing
Funding Sources:	Existing CHIP Revolving Loan Fund
Implementation Timeline:	Ongoing/As funding resources are available

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.

Quantified Objective:	15 housing units
Lead(s):	Development Services, Housing
Funding Source:	Low/Moderate Income Housing Asset Fund HOME
Implementation Timeline:	As opportunities and resources become available

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.

Quantified Objective:	15 housing units
Lead(s):	Engineering & Capital Projects and/or Development Services Department based upon funding
Funding Source:	Federal and state programs.
Implementation Timeline:	As opportunities and resources become available

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.

Lead(s):	Development Services, Code Enforcement
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Lead(s):	Development Services, Code Enforcement ~~Division~~
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Lead(s):	Development Services, Code Enforcement
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

1.8 Implement Energy Conservation and Energy Efficiency Opportunities: 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.

- Formed San Diego Community Power to provide 100% clean electricity by 2035;
- Adopted Active Transportation Plan to facilitate future active transportation infrastructure;
- Launched Chula Vista Climate Action Challenge to encourage voluntary home improvements to reduce waste and pollution;
- Require installation of solar photovoltaic systems in new single-family housing;
- Require residential electric vehicle pre-wiring in new development; and,
- Evaluate residential organics collection pilot program.

Revised Program

Lead(s):	Development Services & Economic Development, (Conservation) Departments
Funding Source:	Department Budget & Grants
Implementation Timeline:	Ongoing/ Annual review of progress

Goal 2: Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs (by Type, size, ownership level, and income levels)

Chula Vista is a community with a diverse population and housing stock, particularly in the western area of the City. The provision of a variety of housing types in terms of density, size, and more importantly tenure and providing these units in appropriate locations to minimize the creation of economic housing enclaves, will enable the City to accommodate the varied needs and desires of the community in order to achieve more balanced residential communities and to meet underserved housing needs of lower income households. Housing should be preserved and created to maximize housing opportunities for larger multi-generational households, a growing senior population, special needs groups, and very low-and low-income families.

The provision of new housing opportunities within mixed-use areas and at higher density levels, particularly in transit focus areas, identified town centers, and high opportunity areas, is encouraged. Mixed use and compact developments can improve access to goods and services; increase employment and business opportunities; and, support the creation of vibrant community places.

In its role, the City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that will create or preserve housing envisioned for the community, particularly for vulnerable populations.

To enable the construction of quality housing, the City has identified four objectives:

- Identify adequate sites available for development;
- Implement permitting process improvements;
- Provide programs that incentivize development; and,
- Support programs aimed at housing vulnerable and special needs populations.

"The term 'quality housing' typically refers to housing that is safe, comfortable, and well-maintained. Quality housing should provide access to clean air and natural light; proper plumbing and temperature controls (i.e., ventilation and heating / cooling); carbon monoxide and smoke detectors; and should not contain health or safety hazards (e.g., structural damage, allergens, or lead paint)."

Housing Policy 2.1	Monitor residential development to ensure there is an adequate level of remaining development capacity consistent with the City's obligation to affirmatively further fair housing through the comprehensive citywide and regional housing inventory.
Housing Policy 2.2	Require new development to meet applicable zone and land use designation density minimums to ensure efficient use of remaining land available for residential development and redevelopment.
Housing Policy 2.3	Promote the phased and orderly development of new residential development consistent with the provision of adequate infrastructure improvements.
Housing Policy 2.4	Encourage and support creative strategies for the rehabilitation and adaptation and reuse of residential, commercial, and industrial structures for housing.
Housing Policy 2.5	Propose zoning and code changes to reduce average permit processing times while improving the quality of design and development.
Housing Policy 2.6	Encourage streamlining of the environmental review process for development projects, when feasible.
Housing Policy 2.7	Identify opportunities to reduce administrative burdens during permitting by, for example, automating processes, creating reference guides, and streamlining reviews.
Housing Policy 2.8	Provide more certainty in the development review process by enabling "by-right" ministerial project approvals, specifically for housing development for lower income households, persons experiencing homelessness and persons with disabilities. This should include the preparation of Programmatic EIRs, which can complete certain environmental analyses for entire communities to facilitate project-specific review.
Housing Policy 2.9	Expand options for "self-certification" in certain aspects of the building permit application and building inspection

processes for qualifying projects.

Housing Policy 2.10

Monitor non-governmental constraints, such as interest rates, construction costs, and others through consultation with developers, lenders and other entities directly involved in the provision of housing. Should non-governmental constraints be identified that are related to City policies, the City may modify its policies and procedures if City actions would help to reduce those constraints.

Implementing Programs

2.1 Accommodate the City's Regional Housing Needs Assessment Allocation: 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 furthering fair housing (AFFH) in encouraging integrated and balanced living patterns. Appendix H~~C~~ lists sites suitable for meeting the City's RHNA for each income category without the need for rezoning, as shown in Appendix H~~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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget

Implementation Timeline:	Adoption of 6th cycle Housing Element by April 15, 2021; 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

2.2 Adequate Sites Inventory: 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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element/Ongoing

2.3 "Housing Impact Statement" for Discretionary Land Use and Planning Decisions: 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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element

2.4 Annual Report on Housing: 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	By March 30th each year

2.5 Enforce Density Minimums: 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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

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 SPA Plan may~~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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

27 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.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

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.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element; Ongoing

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.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

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.

Revised Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element and every 24 months thereafter

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.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 3 months of adoption of the 2021-2029 Housing Element

ACCESSORY DWELLING UNITS

Housing Policy 2.11	Promote Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as a readily achievable method for creating affordable housing opportunities.
Housing Policy 2.12	Promote design and development standards for Accessory Dwelling Units that preserve and enhance neighborhood character while satisfying state law.
Housing Policy 2.13	Promote programs and policies that streamline and incentivize Accessory Dwelling Unit production.
Housing Policy 2.14	Create a program that allows property owners with existing unpermitted Accessory Dwelling Units to bring these units into compliance and add them to Chula Vista's housing stock.
Housing Policy 2.15	Promote the development of "Tiny Houses."

Implementing Programs

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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget

Implementation Timeline:	Upon adoption of the City's ADU ordinance in FY 2021 and Ongoing

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.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing; 2021-2029

2.16 Mid-Cycle Accessory Dwelling Unit Production Evaluation: Conduct a mid-cycle 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.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	FY 2024-2025

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.

New Program

Lead(s):	Development Services, Building Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the City's ADU ordinance in FY 2021 and Ongoing

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.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

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.

New Program

Lead(s):	Development Services, Building & Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

HOUSING VULNERABLE AND SPECIAL NEEDS POPULATIONS

Special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific circumstances. The development of affordable and accessible homes is critical to expand opportunities for persons with special needs. Many special needs persons, especially those in emergency shelters, transitional and supportive housing, may be extremely low-income individuals, and implementation of the policies and programs below expand housing opportunities to serve their needs.

Housing Policy 2.16	Encourage sufficient short and long-term supportive housing and facilities for people experiencing homelessness throughout the City, especially sites that are co-located with support services for health, mental health, and workforce development and that are located near transit
Housing Policy 2.17	Encourage the construction, preservation, rehabilitation or expansion of residential hotels, group homes, integrated community apartments, and single-room occupancy dwellings and other alternative housing options to meet the housing needs of special needs populations and extremely low-income households throughout the City.
Housing Policy 2.18	Coordinate with local social service providers to address the needs of the City's homeless population and to provide housing suitable for special needs populations, including seniors, large families, the disabled, and farmworkers/laborers

Implementing Programs

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.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing Within 24 months of adoption of the 2021-2029 Housing Element for the review and revision if necessary.

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.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

2.22 Supportive Housing and Low Barrier Navigation Centers: 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.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

2.23 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 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.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG
Implementation Timeline:	Ongoing/ Annual review of progress

2.24 Single Room Occupancy Residences: 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.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

2.25 Qualified Employee Housing: 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.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

2.26 Large Residential Facilities: 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.

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

Goal 3: Create opportunities for affordable housing, particularly in vulnerable areas and in areas of opportunity

The disparities in household income, age and types of housing available between the eastern and western portions of the City demonstrates a need to promote greater diversity in housing choices related to pricing and housing type within each of these geographic areas. When areas of the City are predominated by one type of housing or tenure (owner versus renter occupied), it limits the housing choices of residents and perpetuates the established disparities and associated social~~s~~ issues. The provision of a variety of housing types in terms of density, size, and more importantly tenure and providing these units in appropriate locations throughout the City to minimize the creation of economic housing enclaves and provide greater access to resources, amenities, and opportunity, will enable the City to accommodate the varied needs and desires of the community in order to achieve more balanced residential communities and to meet underserved housing needs of lower income households.

As areas in older more established neighborhoods within the western area of the City look to revitalize with newer mixed use and/or residential developments, housing with existing lower-income households should be preserved to meet their underserved housing needs and to minimize displacement impacts.

To create opportunities for housing for lower income households, housing policies and programs will focus on the following objectives:

- Preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.
- Encourage the provision of a wide range of housing choices and equitable distribution by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low-and moderate-income households.

PRESERVING AFFORDABLE HOUSING

Housing Policy 3.1	Preserve existing low-income housing to maintain an adequate supply of affordable housing.
Housing Policy 3.2	Monitor housing for lower-income households lost and replace housing to minimize displacement of lower-income households.

Implementing Programs

3.1 Expiring Affordability Restrictions: 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:

- Annually monitor the status of identified "at-risk" assisted housing developments.
- 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.
- 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

3.2 Data Collection and Compliance with Coastal Zone Housing Element-Related Requirements: 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:

- A review of the number of housing units approved for construction within the Coastal Zone after January 1, 1982;
- 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;
- 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
- 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.

Lead(s):	Development Services, Planning and Housing Divisions
Funding Source:	Department Budget
Implementation Timeline:	As required; Ongoing

3.3 Data Collection and Compliance with SB 330 Housing Replacement Requirements: 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 state-wide 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:

- The number of existing residential units proposed to be demolished or converted; and
- 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.

New Program

Lead(s):	Development Services
Funding Source:	Department Budget
Implementation Timeline:	As required; Ongoing

CREATE NEW OPPORTUNITIES

Housing Policy 3.3	Administer initiatives that prioritize affordable housing, especially units that are easier and faster to build.
Housing Policy 3.4	Provide opportunities for low and moderate-income housing in all five planning areas in the City and ensure that its location will not tend to cause racial segregation and will provide access to areas of high opportunity. Require that such housing should be high quality in terms of design and construction without sacrificing affordability.
Housing Policy 3.5	Encourage affordable housing on publicly owned sites suitable (in terms of geology, topography, proximity to commercial areas) for development and not needed for public use by re-designating such properties with mixed-use land use designations and zoning.
Housing Policy 3.6	Create programs which facilitate and incentivize the development of Accessory Dwelling Units with associated affordability deed-restrictions.

Implementing Programs

3.4 Balanced Communities – Affordable Housing: 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.

Review the existing policy for its feasibility in making progress towards the low- and moderate-income RHNA allocations for the City, with a supportable increase in the affordable requirement, lower the threshold of applicability, adopt an Inclusionary Housing Ordinance and revision of the in-lieu housing fee, based upon findings and recommendations of the feasibility analysis. Possible alternatives to new construction of units may include off-site construction, land dedication, preservation of 'at risk' housing, and in-lieu fees (except on sites designated to accommodate housing for very low and low income households for RHNA).

Revised Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget/LEAP Grant
Implementation Timeline:	Ongoing; Within 36 months of adoption of the 2021-2029 Housing Element

3.5 Establish Streamlining and Incentives for Projects Proposing Affordable Units: 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget & LEAP Grant
Implementation Timeline:	Within 36 months of adoption of the 2021-2029 Housing Element

3.6 Update Density Bonus Ordinance (CVMC 19.): 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 to 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.

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.

Revised Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget & Grants
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

3.7 Promote Accessory Dwelling Unit Construction: 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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget

Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

3.8 Track lower income housing units by Council District: 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.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 12 months of adoption of the 2021-2029 Housing Element ; Ongoing

ATTAINABLE HOMEOWNERSHIP

Housing Policy 3.7

Increase homeownership rates, particularly in the Northwest and Southwest Planning areas, as a means to build individual wealth and stabilize existing residential neighborhoods.

Implementing Programs

3.9 First Time Homebuyer Assistance: 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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing; Funding, review and revision of the Program with execution of a new administrator in FY 2021-2022

3.10 Support Homeownership Development and Financing: Support and encourage the development of homeownership, particularly self-help, development projects or permanent financing for mutual housing and cooperative developments

Lead(s):	Development Services, Housing Division
Funding Source:	CalHOME
Implementation Timeline:	As opportunities and resources become available. Apply for CalHOME in FY 2021-2022 and evaluate annually.

3.11 Condominium Conversion Ordinance: 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:

- An Affordable Unit Set-aside,
- Donation of off-site affordable units, or
- Payment of an in-lieu Housing Mitigation Fee for each unit to be converted.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Within 48 months of adoption of the 2021-2029 Housing Element

MOBILEHOME COMMUNITIES

Housing Policy 3.8 Support mobilehome parks as an alternative housing opportunity.

Implementing Programs

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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget; Mobilehome Administration Fee
Implementation Timeline:	Ongoing/ Annual review of progress

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, mobliehome 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.

Lead(s):	Development Services, Housing Division
Funding Source:	State MPROP
Implementation Timeline:	As opportunities and funding resources become available. Review on an annual basis MPROP funding and interest.

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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	As required.

Goal 4: Promote equitable and accessible housing options and resources.

The City will work towards aligning crosscutting citywide actions and policies to support equitable and accessible housing options for Chula Vista residents along the housing continuum. Actions or policy decisions under this goal will enable housing strategies more broadly through community engagement, formal legislative or regulatory action, or new and creative finance mechanisms.

Many are aware that housing affordability is affecting individuals and households across the income spectrum and that the housing market has not kept pace with the needs of the population and economy. Despite this awareness, many residents do not know why housing production has not met needs, why more new types of housing are needed, why City infrastructure struggles to keep pace with community desires, or what the City is doing to facilitate more housing construction.

The cost of permitting, the decline in property tax revenue following the passage of Proposition 13 (in 1978), and individuals' opposition to denser, more efficient development, all contribute to the housing production slowdown and unmet infrastructure demand in the San Diego region. It is important for the City to proactively inform residents about why we need housing and where it makes the most economic, social, and environmental sense to build it. This outreach of housing needs, resources and ideas should be citywide and easily accessible.

Housing Policy 4.1	Collaborate and cooperate with state and federal agencies and local fair housing agencies to enforce fair housing laws addressing discrimination in the building, financing, selling or renting of housing based on race, religion, family status, national origin, disability, or other protected class.
Housing Policy 4.2	Collaborate and cooperate with local and regional agencies to provide multilingual fair housing education services and regional efforts to affirmatively further fair housing.
Housing Policy 4.3	Utilize available federal, state, and local financing sources and subsidies to assist in the preservation and creation of affordable housing to address the underserved financial needs of very low-and low-income households and housing serving special needs, such as farmworkers, persons with disabilities, and extremely low income persons throughout

	the City.
Housing Policy 4.4	Provide resources accessible to Chula Vista residents identifying available housing services, assistance and other resources, especially to economically vulnerable residents.
Housing Policy 4.5	Work collaboratively with federal, state, local and private entities to identify funding, financing and assistance programs throughout the planning period.
Housing Policy 4.6	Support and coordinate existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.
Housing Policy 4.7	Promote and facilitate early, transparent public input and participation, particularly directed to those historically underrepresented communities, emphasizing community awareness of the City of Chula Vista's goals, tools, available resources and programs for lower income households.
Housing Policy 4.8	Encourage non-governmental agency participation in the identification and implementation of resource and assistance programs.

Implementing Programs

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. In accordance with Federal and State Fair Housing and Housing Element law, the City will affirmatively further fair housing choice and promote equal

housing opportunity.

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 for FY 2020-2025, adopted by the City Council in May 2020, 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.

The City will continue to work with the community to address potential constraints to fair housing within Chula Vista. This may include actions such as an analysis of barriers to entry into homeownership or rental, review of historic policies or restrictions that may have prevented or may still prevent disadvantaged groups from locating in Chula Vista, or specific actions that contribute to Chula Vista being more inclusive to all racial, social and economic groups.

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 under City Actions:

Responsible Agencies:

- City of Chula Vista - Housing Division
- CSA of San Diego County (Fair Housing Provider)

Financing:

- Community Development Block Grant (CDBG)
- Home Investment Partnership Act (HOME)
- Emergency Solutions Grant (ESG)
- Chula Vista Housing Authority funds including In Lieu Fees
- Low-and-Moderate Income Housing Asset fund
- U.S Treasury and HCD Emergency Rental Assistance funding
- Cal-Home funding from HCD
- Low Income Housing Tax Credits
- Bond Financing - Chula Vista Housing Authority (as bond issuer)

Summary Matrix of Fair Housing Issues and Actions for Mitigation

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
Fair Housing Enforcement and Outreach	Insufficient and inaccessible outreach and enforcement:	• Participate in the quarterly SDRAFFH meetings and other events to coordinate regional responses to housing discrimination issue.

Housing Mobility	• Lack of variety of outreach to inform residents of their rights under the Fair Housing Act and State Fair Housing Laws.	• Increase funding to the City's Fair Housing Services Provider to increase outreach efforts and to have a greater social media presence, including: o Developing a pocket guide of fair housing resources in year one for distribution and updating as needed; o Conducting a minimum of four (4) events per year; and o Holding two (2) property manager trainings per year. • Leverage HUD's FHIP Grants with the City's CDBG funds to conduct random testing. Require the City's Fair Housing Provide to conduct random testing at three (3) properties per year. • Work with the City of Chula Vista's Office of Communications to ensure that the City of Chula Vista social media informs residents and landlords on where to seek help for Fair Housing related issues, including tenant/landlord disputes. • Update the City of Chula Vista website to include additional information on State source of income protections (SB329 and SB229). • Promote the County of San Diego's Housing Choice Voucher Program to eligible residents who access the City's website, call the Housing Line at 619-691-5047 or visit the Housing Division offices in person. • Encourage subrecipients who receive CDBG funding to enroll/sign up their clients for the Housing Choice Voucher program and public housing units in Chula

		Vista.

New Housing Choices in Areas of High Opportunities
 	
Place-Based Strategies to Encourage Community Revitalization
	Concentration of minorities and LMI households and special needs groups:
	
	• Lack of private investment
	• Location and type of affordable housing
	• Inaccessible sidewalks and pedestrian crossings, or other infrastructure
		Encourage mixed income strategy in housing development by:
		
		• Promoting development of affordable housing in areas of high opportunity and near transit corridors.
		• Increasing the visibility of the City's Density Bonus incentives and concessions.
		• Invest in aging infrastructure using Measure P funding and other grant funds such as Gas Tax funding and CDBG funding.
		• Support the Annual Beautify Chula Vista Event to improve neighborhoods.
		• Encourage Developers to use LIHTC using a mixed income approach versus only providing units at 50% and 60% AMI.
		• Implement the City's Climate Action Plan to promote Climate Equity:
		  ○ Update the Climate Equity Index every five years to identify census tracts for improvements in the following categories: environmental, socioeconomic, health, and mobility.
		  ○ Increase outreach and engagement in high scoring census tracts.
		  ○ Seek funding for high scoring census tracts.

	Substandard housing conditions: • Age of housing stock • Cost of repairs or rehabilitation	• Review the Community Housing Improvement Program (CHIP) for program effectiveness and modify as appropriate. • Promote the City's CHIP to displacement risk areas (CDBG-Eligible Census Tracks) and to mobile home residents (Citywide),

		resulting in assistance to ten (10) households during the 6th cycle.
Protecting Residents from Displacement (AB3)	Displacement risk of low-income residents due to economic pressure: • Unaffordable rents • Concentration of poverty in some census tracts • Availability of affordable housing	• Provide 200 residents annually with information and referral services to access City funded programs such as housing rehabilitation assistance, first time homebuyer programs, affordable rental listing, Fair Housing Services. Services provided in persons or via phone at 619-691-5047. • —Promote the City's rent review program for eligibility mobile home rents (Chapter 9.50 of the Chula Vista Municipal Code) and conduct at least two (2) educational events at parks annually. • The City's Fair Housing provider shall conduct an Annual Fair Housing Event in coordination with the SDRAFF. • Promote the City of Chula Vista's First Time Homebuyer Program through annual outreach to affordable housing complexes and holding at least three (3) homebuyer fairs during the 6th cycle. • Assist five (5) households through the First Time Homebuyer Program annually. • Promote the City's Emergency Rental Assistance, Utility Assistance and Tenant Based Rental Assistance programs to special needs populations and the community at large, assisting up to 20 households annually. • Work with Developers to build affordable housing in-line with their obligations under the City's Balanced Communities Policy (e.g. Inclusionary Housing).

		• Invest HOME funds, Low Mod funds, and Inclusionary Housing funds to support affordable housing development for extremely low and very low-income households including but not limited to special needs and permanent supportive housing. • Fund three (3) Permanent Supportive Housing projects and three (3) Low-Income Housing projects during the 6th cycle that will create 500 affordable rental units.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG and private sector programs
Implementation Timeline:	Ongoing as outlined above

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.

New Program

Lead(s):	Development Services, Planning Division
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

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.

Lead(s):	Development Services, Housing Division; Chula Vista Housing Authority
Funding Source:	Multifamily Housing Revenue Bond program
Implementation Timeline:	Ongoing

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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	As opportunities and resources become available. A Notice of Funding Availability to be released in Summer/Fall 2021 for permanent supportive housing, with NOFAs to be released every other year as funds are available.

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.

Lead(s):	Development Services
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

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.

New Program

Lead(s):	Development Services, Planning and Housing Divisions
Funding Source:	Department Budget
Implementation Timeline:	Within 24 months of adoption of the 2021-2029 Housing Element

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.

New Program

Lead(s):	Development Services, Planning and Housing Divisions
Funding Source:	Department Budget
Implementation Timeline:	Ongoing Within 12 months of adoption of the 2021-2029 Housing Element to coincide with work programs related to ADUs/JADUs, Balanced Communities Policy, construction of the Bridge Shelter and NOFA for permanent supportive housing.

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.

Revised Program

Lead(s):	Development Services
Funding Source:	Department Budget
Implementation Timeline:	As requested; Ongoing

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.

Lead(s):	Development Services, Housing Division
Funding Source:	Private Resources
Implementation Timeline:	As funds are available.

4.10 Interfaith Partnership Opportunities: Continue to encourage local faith-based 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).

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG and private sector programs
Implementation Timeline:	As resources become available; Ongoing

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 and 2021, City Council ~~accepted a donation of a stress membraned structure manufactured by Sprung Structures and~~ allocated federal funding to site improvements, infrastructure, housing units and equipment necessary to support the development and operation of a temporary Bridge Shelter program for the homeless to serve the Chula Vista community and began construction in 2022.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG, ESG, PHLA, and private sector programs
Implementation Timeline:	As resources become available; Ongoing

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. 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.

Lead(s):	Development Services, Housing Division

Funding Source:	Department Budget
Implementation Timeline:	Ongoing

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.

Lead(s):	Development Services, Housing Division
Funding Source:	CDBG and private sector programs
Implementation Timeline:	Ongoing

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.

New Program

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	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).

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

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:

- Publishing of multilingual materials
- Directed outreach to historically underrepresented communities
- Development of online materials for use on the City's website and with community partners and use of social media
- Partnerships with local and regional service agencies for information dissemination

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

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.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing as educational materials and information is developed for outreach and marketing of housing programs and policies such as the work programs related to ADUs/JADUs, Balanced Communities Policy, construction of the Bridge Shelter and NOFA for permanent supportive housing. FY2021-2022 implementation of City Policy

4.18 Public Input & Participation: Continue to incorporate public input and participation in the design and development of City housing plans and policies.

Lead(s):	Development Services, Housing Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

Summary of Quantified Objectives

Table 4
Quantified Objectives
(2021-2029)

Activity	Extremely-Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
New Construction	50	100	400		3,000	3,550
Rehabilitation		35	30	200	-	265
Conservation and "At-Risk"	-	-	70	-	-	70
Rental Subsidy	10	10	10	-	-	30
TOTAL NEED	60	145	510	200	3,000	3,915
	2%	4%	13%	5%	77%	21

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