

# Item 8.1

## Amendments to the Guidelines to the Balanced Communities Policy



*Presented by:*

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Photo taken by  
Chula Vista resident Adrian Mora

# Housing Element Policies and Programs

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

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

**Goal 3:** Create Opportunities for Affordable Housing, Particularly in Vulnerable Areas and in Areas of Opportunity.

**Goal 4:** Promote Equitable and Accessible Housing Options and Resources.



# Housing Element Workplan

## 0-12 months

- **Permit Ready ADUs**
- **Housing Impact Statement**
- **Adequate Sites Inventory**

## 12-24 months

- **Density Bonus Ordinance**
- **Improve Project Tracking and Reviews**
- **Supportive Housing and Low Barrier Navigation Centers**
- **Emergency Shelter Zoning**

## 36+ months

- **Objective Design Standards**
- **Balanced Communities**
- **Condominium Conversion Ordinance**



# Within 36 Months of Adoption

## 3.4 Balanced Communities – Affordable Housing

- Review the existing policy for its feasibility in making progress towards the low-and moderate-income RHNA allocations for the City, including:
  - Supportable increase in the affordable requirements;
  - Lower the threshold or applicability;
  - Adopt an Inclusionary Housing Ordinance; and
  - Revise the in-lieu housing fee.
- **September 13, 2022:** Proposal to amend Guidelines and Remove Variance and Exemption so that the inclusionary policy applies to all projects across the entire City.

# History of Balanced Communities Policy

- **1981:** Chula Vista Adopted Balanced Communities Policy, “Inclusionary Housing”.
- **September 25, 2012:** Adopted Guidelines to the Balanced Communities Policy.
- **December 15, 2015:** The Policy was amended to adapt to changing market conditions and anticipated future growth within Chula Vista.



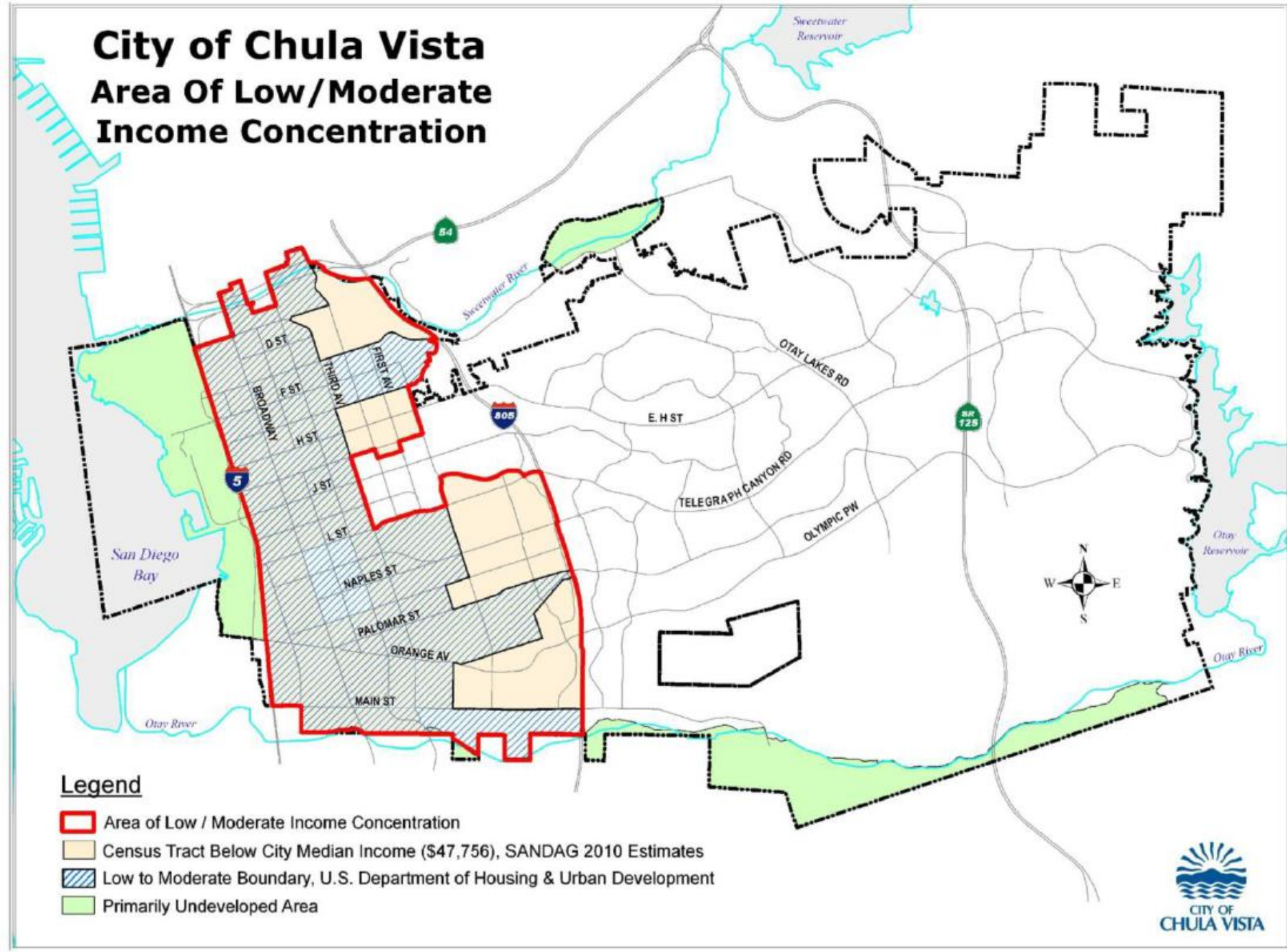
# Current Policy

- The current policy indicates that all residential developments of 50 units or more, shall provide 10% of the total number of dwelling units as affordable to low-and moderate-income households.
  - 5% minimum for low-income households
  - 5% for moderate income households
- For example: A 200-unit multifamily development, would be required to provide 10 low-income units, and 10 moderate-income units.

# Variance & Exemption Defined

- Exemption - To promote the Policy goal of creating a balanced community and not overburden areas of the community with low-income housing concentrations.
  - Guidelines defined areas of the City that already provided a large share of low-income housing options. Areas of Exemption are currently *exempt from having any inclusionary requirement*.
- Variance – Exception from the affordable housing requirements in “Primarily Undeveloped Areas”. The *variance request may be approved* based on specific findings.

# Areas of Variance & Exemption





# Chula Vista Market Changes



# Rent and Housing Cost

## WEST of 805

**Del Oro on Broadway**  
986 Broadway, Chula Vista, CA 91911



\$2,295 - 3,995

1-2 Beds

**Union Apartments**

245 Bonita Glen Dr, Chula Vista, CA 91910



\$2,245 - 3,545

Studio - 2 Beds

Specials

**Sereno**

930 Third Ave, Chula Vista, CA 91911



\$3,220 - 4,744

1-3 Beds

**Azul Chula Vista**

310 K St, Chula Vista, CA 91911



\$2,167 - 4,913

Studio - 3 Beds

## EAST of 805

**The Club at Enclave**

1629 Santa Venetia St, Chula Vista, CA 91913



\$2,247 - 4,318

1-3 Beds

**The Avalyn**

1774 Metro Ave, Chula Vista, CA 91915



\$2,485 - 4,850

1-3 Beds

**Teresina**

1250-1251 Santa Cora Ave, Chula Vista, CA 91913



\$2,605 - 3,449

1-3 Beds

**The Residences at Cota Vera**

1575 Camino Altezza, Chula Vista, CA 91915



\$2,744 - 5,686

Studio - 3 Beds

# Chula Vista Market Changes

## Rent & Housing Cost

**Table B-10**  
**RESALE SINGLE-FAMILY HOME PRICE TRENDS**  
**CHULA VISTA 2010-2020**

Location	ZIP Code	Median Price 2010 (\$)	Median Price 2020 (\$)	Percentage Change (%)
Chula Vista (north)	91910	\$325,000	\$610,000	87%
Chula Vista (south)	91911	\$270,000	\$569,000	110%
East Lake-Otay Ranch	91913	\$380,000	\$623,000	64%
Chula Vista (northeast)	91914	\$500,000	\$807,000	61%
Chula Vista (southeast)	91915	\$390,000	\$699,000	79%

Source: CoreLogic



# Future Growth







# Recommendation

Adopt amendments to the guidelines to *remove the exemptions and variance provisions* in the Balanced Communities Policy, to require that the policy and associated guidelines apply Citywide.