

HOUSING ELEMENT 2022 ANNUAL PROGRESS REPORT

EXECUTIVE SUMMARY

Some significant facts about affordable housing efforts during the 2022 calendar year (January 1, 2022 to December 31, 2022) include:

Rental Assistance

- Twenty-two (22) households received HOME funded Tenant Based Rental Assistance (TBRA). Of these, ten (10) were issued through contacts made from referrals made through the City's Homeless Outreach Team, targeting households who are literally homeless or are at risk of being homeless. Twelve (12) were issued through SBCS for households experiencing housing instability.
- Four (4) households received Rapid Re-Housing rental and/or security deposit assistance (for those who are literally homeless).
- One (1) household was assisted through the City's Low-Mod Homeless Prevention Program.
- A total of six (6) applications were received for the Community Housing Improvement Program (CHIP). Four (4) households successfully completed their home repairs through CHIP during 2022.
- Through the CDBG-funded Hotel Motel Voucher Program the City assisted four (4) homeless individuals with temporary bridge sheltering as they navigated towards a more permanent housing solution.
- The City held its own Emergency Rental Assistance Program in response to households economically effected by the COVID-19 pandemic. A total of 2,842 households were assisted with at least one month of assistance. The program received its last applications on March 31, 2022. Application continued to be processed until June 2022. A total of \$40,451,843.74 of federal and state allocations was used to assist 755 landlords.

First Time Homebuyer Assistance

- The City relaunched its First Time Homebuyer Program in November 2022 and contracted with the San Diego Housing Commission to implement the program. The program is designed to help low-income households with a deferred-payment loan of up to \$120,000 for down payment and closing costs.

Code Enforcement Activities

- In 2022 Code Enforcement conducted a total of 851 inspections for apartment communities through the Multifamily Housing Inspection Program.
- Through Title 25, Code Enforcement staff has completed 128-unit inspections throughout various mobilehome parks in 2022.
- Code enforcement staff responded to 513 residential (e.g., apartments, duplexes, condominiums, mobile homes and single-family homes) complaints during 2022. For condos and single-family dwellings such activities included unpermitted construction, trash junk and debris,

and inoperable vehicles. Code Enforcement conducted a total of 44 apartment, 12 condominium and 3 duplex inspections.

Neighborhood Revitalization

- Chula Vista voters approved Measure P – a temporary, ten-year, half-cent sales tax to fund high priority infrastructure needs. Collection of the sales tax began April 1, 2017. Updates on how Measure P Funds are used can be found at <https://www.chulavistaca.gov/departments/public-works/infrastructure>
- In 2022, three Measure P funded projects were completed in western Chula Vista and generally within the Montgomery area of southwest Chula Vista. Approximately \$1.8M worth of improvements were made at Lauderbach Park located at 333 Oxford Street, of which \$820,000 was Measure P funded and a \$1M California Youth Soccer grant. Work was completed consisting of replacing the grass multi-purpose field with artificial turf multi-purpose field for soccer/softball. Also, improvements included creating a decomposed granite spectator area/path around the field, replacing field lighting with sports field lighting, completing drainage and ADA compliance work as required, replacing the basketball court, and complete repairs to various park features throughout the site.
- Additionally, work was completed on the one-year landscaping maintenance period for two new fire stations located in southwest Chula Vista. Fire Station 5 near Fourth Avenue/Orange Avenue & Fire Station 9 located at Naples Street and Alpine Avenue are now completed.
- The last project completed was funded with \$5M in Measure P funds for traffic signal modifications at 13 intersections in western Chula Vista. Work consisted of traffic signal replacements and improvements including expansion of City Fiber Optics, wireless and/or twisted pair communication lines, expansion of the Adaptive Signal System, installation of Traffic Monitoring Devices, installation of Changeable Message System along Main Street and comprehensive traffic signal coordination retiming at:
 1. Second Ave/L Street
 2. Fourth Ave/D Street
 3. Fourth Ave/Anita Street
 4. Hilltop Dr/Orange Ave-East Orange Ave
 5. Hilltop Dr/I Street-East I Street
 6. Hilltop Dr/Naples St-East Palomar St
 7. Hilltop Dr/Palomar St-East Palomar St
 8. Hilltop Dr/Quintard St
 9. Third Ave/ Quintard St
 10. Third Ave/Palomar St
 11. Fourth Ave/H Street
 12. Fourth Ave/L Street
 13. E St/Woodlawn Ave

Conservation and Energy Efficiency

- Beginning on July 1, 2022, Republic Services deployed the State-mandated organic waste collection program to all 52,000 single-family homes providing the ability to residents to include

food waste, food-soiled paper products and other regulated organic waste in their current lawn and garden green carts.

Accessory Dwelling Unit Construction

- A total of 140 accessory dwelling unit building permits were issued during 2022.
- The City received a grant award through the SANDAG Housing Acceleration Program (HAP) to develop permit-ready pre-approved ADU plans, a one-stop shop website for ADU development, and planning software.

Affordable Housing Production and Preservation

- Approximately 500 units of affordable units were in production in 2022.
- A total of 112 applications for Short-Term Vacation Rental Licenses were submitted in 2022. Of these, 18 were approved and are active.
- Marketing flyers for three different affordable housing projects were available on the City of Chula Vista Department of Housing website in 2022.
- City continued to work with developers to issue bonds for the creation of affordable housing. Meta Housing applied and was approved for a supplemental CDLAC allocation bond of \$4 million on 11/30/22 and is expected to close by April 2023.

Emergency Shelters

- The city is currently in the process of developing its first emergency shelter with an anticipated opening of Spring 2023 utilizing pallet homes. The City secured a \$2 million grant from the County of San Diego to fund capital improvements to the shelter which will result in an expansion of services.

**Chula Vista
6th Cycle 2021-2029**

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020- 04/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,750	12	-	95	-	-	-	-	-	-	-	107	2,643
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	1,777	-	66	276	-	-	-	-	-	-	-	342	1,435
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,911	-	-	-	-	-	-	-	-	-	-	-	1,911
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		4,667	1,735	1,633	804	-	-	-	-	-	-	-	4,172	495
Total RHNA		11,105												
Total Units			1,747	1,699	1,175	-	-	-	-	-	-	-	4,621	6,484
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		1,375	29	-	-	-	-	-	-	-	-	29	1,346	