

Please Start Here

General Information	
Jurisdiction Name	Chula Vista
Reporting Calendar Year	2022
Contact Information	
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Last Name	Kurz
Title	Director of Housing & Homeless Services
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Phone	6195855609
Mailing Address	
Street Address	276 4th Avenue, Building A
City	Chula Vista
Zipcode	91911

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

12_28_22

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Chula Vista	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2025

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Notes									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18											
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*						
Summary Row: Start Data Entry Below												0	0	98	0	0	0	0	284	3099	1482	0						
	56771500600	524 Park Wy	Park Way Triplex	DR21-0033	2 to 4	R	2/9/2022							3	3			No	No	N/A	Pending							
	6443504000	99999 Santa Diana Rd	Tosara Five Plex	DR21-0004	5+	O	2/4/2022							5	5	5		No	No	N/A	Approved	Refer to MPA21-0025						
	6191710700	1177 Third	Artisan	DR21-0037	5+	R	1/4/2022							218	218	218		No	No	N/A	Approved							
	6440110600	99999 Olympic Parkway	Chula Vista Duplex	DR22-0002	2 to 4	O	2/24/2022							4	4			No	No	N/A	Pending							
	6440110600	99999 Olympic Parkway	Chula Vista Center Mixed Use	DR22-0003	5+	O	2/11/2022							244	244	244		No	No	N/A	Approved							
	6440110600	99999 Olympic Parkway	Luminary	DR22-0006	5+	R	3/18/2022							267	267	267		No	No	N/A	Approved							
	6440110600	99999 Olympic Parkway	Sterling	DR22-0008	5+	O	4/26/2022							272	272			No	No	N/A	Pending							
	6440110600	99999 Olympic Parkway	Mika and Anden	DR22-0011	5+	O	4/28/2022							194	194			No	No	N/A	Pending							
	6440720600	99999 La Media Road	Enclave Montecito	DR22-0012	5+	R	5/31/2022							503	503			No	No	N/A	Pending							
	5730900100	577 Fourth Avenue		DR22-0015	5+	O	5/26/2022			98				49	147			No	No	N/A	Pending							
	6440720300	99999 La Media Road		DR22-0017	5+	O	9/22/2022							12	12			No	No	N/A	Pending							
	5671500600	524 Park Way		DR22-0022	5+	O	8/24/2022							6	6			No	No	N/A	Pending							
	6443107000	Clay Ranch Village 2 R-10B	Enclave Townhomes	DR22-0023	5+	R	8/11/2022							31	31			No	No	N/A	Pending							
	6440611000	99999 Corte Nueva - 2013 - 2013	Urbana 2.0	DR22-0025	5+	R	9/14/2022							164	164			No	No	N/A	Pending							
	6240710200	201 Third Ave	Vida En Tercera	DR22-0026	5+	R	9/14/2022							267	267			No	No	N/A	Pending							
	624-071-0200	South of Olaj River, East of Interstate 805, adjacent to Denney Road	Sunbow Neighborhood R1	DR21-0001	5+	O	5/10/2022							128	128	128		No	No	N/A	Approved							
	624-071-0200	South of Olaj River, East of Interstate 805, adjacent to Denney Road	Sunbow Neighborhood R2	DR21-0011	5+	O	5/10/2022							73	73	73		No	No	N/A	Approved							
	624-071-0200	South of Olaj River, East of Interstate 805, adjacent to Denney Road	Sunbow Neighborhood R3	DR21-0012	5+	O	5/10/2022							111	111	111		No	No	N/A	Approved							
	624-071-0200	South of Olaj River, East of Interstate 805, adjacent to Denney Road	Sunbow Neighborhood R4	DR21-0013	5+	O	5/10/2022							118	118	118		No	No	N/A	Approved							
	624-071-0200	South of Olaj River, East of Interstate 805, adjacent to Denney Road	Sunbow Neighborhood R5	DR21-0014	5+	O	5/10/2022							104	104	104		No	No	N/A	Approved							
	624-071-0200	South of Olaj River, East of Interstate 805, adjacent to Denney Road	Sunbow Neighborhood R6	DR21-0015	5+	O	5/10/2022							184	184	184		No	No	N/A	Approved							
	5735411200	872 First Ave	872 First Ave Urban Lot Split	PRJ22-007	SFD	O	8/25/2022							2	2			No	No	No	Pending							
	6191310500	1127 Twin Oaks Ave	1127 Twin Oaks Ave Urban Lot Split	PRJ22-010	SFD	O	11/15/2022							2	2			No	No	No	Pending							

Jurisdiction: **Chula Vista**
 Reporting Year: **2022** (Jan. 1 - Dec. 31)
 Planning Period: **6th Cycle** (2018-2023)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Parcel ID	Address	Project Name	Project Type	Units	Start Date	End Date	Progress %	Notes
842615000	1700 BOULEVARD	BR22-0086	ACU	R				
86931700	229 G ST	BR22-0086	ACU	R				
820900000	181 LAKE AV	BR22-0071	ACU	R				
869300100	83 THEO AV	BR22-0072	ACU	R				
869310200	146 ST	BR22-0074	ACU	R				
843570300	1084 SAN JESUS RD	BR22-0075	ACU	R				
843570300	1084 SAN JESUS RD	BR22-0076	ACU	R				
869312400	457 PARK WY	BR22-0077	ACU	R				
869300400	119	BR22-0078	ACU	R				
844071900	209 BLUESTONE	BR21-0193	S-	O				
844070100	2018 THEVIL CIRCLE	BR21-0208	S-	O				
844070100	2023 VIA FONTANA	BR20-0183	2 to 4	O				
844071900	2038 BLUESTONE	BR21-0196	S-	O				
619210400	354 MOORE ST B	BR19-0144	2 to 4	O				
844110900	1600 SANTA CAROLINA RD D	BR20-0138	S-	O				
844110900	1600 SANTA CAROLINA RD E	BR20-0139	S-	O				
844110900	1600 SANTA CAROLINA RD D	BR20-0142	S-	O				
844110900	1600 SANTA CAROLINA RD F	BR20-0143	S-	O				
844110900	1600 SANTA CAROLINA RD G	BR20-0144	S-	O				
844110900	1600 SANTA CAROLINA RD H	BR20-0145	S-	O				
844110900	1600 SANTA CAROLINA RD I	BR20-0146	S-	O				
844110900	1600 SANTA CAROLINA RD J	BR20-0147	S-	O				
844110900	1600 SANTA CAROLINA RD K	BR20-0148	S-	O				
844110900	1600 SANTA CAROLINA RD L	BR20-0149	S-	O				
844110900	1600 SANTA CAROLINA RD M	BR20-0150	S-	O				
844110900	1600 SANTA CAROLINA RD N	BR20-0151	S-	O				
844110900	1600 SANTA CAROLINA RD O	BR20-0152	S-	O				
844110900	1600 SANTA CAROLINA RD P	BR20-0153	S-	O				
844110900	1600 SANTA CAROLINA RD Q	BR20-0154	S-	O				
844110900	1600 SANTA CAROLINA RD R	BR20-0155	S-	O				
844110900	1600 SANTA CAROLINA RD S	BR20-0156	S-	O				
844110900	1600 SANTA CAROLINA RD T	BR20-0157	S-	O				
844110900	1600 SANTA CAROLINA RD U	BR20-0158	S-	O				
844110900	1600 SANTA CAROLINA RD V	BR20-0159	S-	O				
844110900	1600 SANTA CAROLINA RD W	BR20-0160	S-	O				
844110900	1600 SANTA CAROLINA RD X	BR20-0161	S-	O				
844110900	1600 SANTA CAROLINA RD Y	BR20-0162	S-	O				
844110900	1600 SANTA CAROLINA RD Z	BR20-0163	S-	O				
844110900	1600 SANTA CAROLINA RD AA	BR20-0164	S-	O				
844110900	1600 SANTA CAROLINA RD AB	BR20-0165	S-	O				
844110900	1600 SANTA CAROLINA RD AC	BR20-0166	S-	O				
844110900	1600 SANTA CAROLINA RD AD	BR20-0167	S-	O				
844110900	1600 SANTA CAROLINA RD AE	BR20-0168	S-	O				
844110900	1600 SANTA CAROLINA RD AF	BR20-0169	S-	O				
844110900	1600 SANTA CAROLINA RD AG	BR20-0170	S-	O				
844110900	1600 SANTA CAROLINA RD AH	BR20-0171	S-	O				
844110900	1600 SANTA CAROLINA RD AI	BR20-0172	S-	O				
844110900	1600 SANTA CAROLINA RD AJ	BR20-0173	S-	O				
844110900	1600 SANTA CAROLINA RD AK	BR20-0174	S-	O				
844110900	1600 SANTA CAROLINA RD AL	BR20-0175	S-	O				
844110900	1600 SANTA CAROLINA RD AM	BR20-0176	S-	O				
844110900	1600 SANTA CAROLINA RD AN	BR20-0177	S-	O				
844110900	1600 SANTA CAROLINA RD AO	BR20-0178	S-	O				
844110900	1600 SANTA CAROLINA RD AP	BR20-0179	S-	O				
844110900	1600 SANTA CAROLINA RD AQ	BR20-0180	S-	O				
844110900	1600 SANTA CAROLINA RD AR	BR20-0181	S-	O				
844110900	1600 SANTA CAROLINA RD AS	BR20-0182	S-	O				
844110900	1600 SANTA CAROLINA RD AT	BR20-0183	S-	O				
844110900	1600 SANTA CAROLINA RD AU	BR20-0184	S-	O				
844110900	1600 SANTA CAROLINA RD AV	BR20-0185	S-	O				
844110900	1600 SANTA CAROLINA RD AW	BR20-0186	S-	O				
844110900	1600 SANTA CAROLINA RD AX	BR20-0187	S-	O				
844110900	1600 SANTA CAROLINA RD AY	BR20-0188	S-	O				
844110900	1600 SANTA CAROLINA RD AZ	BR20-0189	S-	O				
844110900	1600 SANTA CAROLINA RD BA	BR20-0190	S-	O				
844110900	1600 SANTA CAROLINA RD BB	BR20-0191	S-	O				
844110900	1600 SANTA CAROLINA RD BC	BR20-0192	S-	O				
844110900	1600 SANTA CAROLINA RD BD	BR20-0193	S-	O				
844110900	1600 SANTA CAROLINA RD BE	BR20-0194	S-	O				
844110900	1600 SANTA CAROLINA RD BF	BR20-0195	S-	O				
844110900	1600 SANTA CAROLINA RD BG	BR20-0196	S-	O				
844110900	1600 SANTA CAROLINA RD BH	BR20-0197	S-	O				
844110900	1600 SANTA CAROLINA RD BI	BR20-0198	S-	O				
844110900	1600 SANTA CAROLINA RD BJ	BR20-0199	S-	O				
844110900	1600 SANTA CAROLINA RD BK	BR20-0200	S-	O				
844110900	1600 SANTA CAROLINA RD BL	BR20-0201	S-	O				
844110900	1600 SANTA CAROLINA RD BM	BR20-0202	S-	O				
844110900	1600 SANTA CAROLINA RD BN	BR20-0203	S-	O				
844110900	1600 SANTA CAROLINA RD BO	BR20-0204	S-	O				
844110900	1600 SANTA CAROLINA RD BP	BR20-0205	S-	O				
844110900	1600 SANTA CAROLINA RD BQ	BR20-0206	S-	O				
844110900	1600 SANTA CAROLINA RD BR	BR20-0207	S-	O				
844110900	1600 SANTA CAROLINA RD BS	BR20-0208	S-	O				
844110900	1600 SANTA CAROLINA RD BT	BR20-0209	S-	O				
844110900	1600 SANTA CAROLINA RD BU	BR20-0210	S-	O				
844110900	1600 SANTA CAROLINA RD BV	BR20-0211	S-	O				
844110900	1600 SANTA CAROLINA RD BW	BR20-0212	S-	O				
844110900	1600 SANTA CAROLINA RD BX	BR20-0213	S-	O				
844110900	1600 SANTA CAROLINA RD BY	BR20-0214	S-	O				
844110900	1600 SANTA CAROLINA RD BZ	BR20-0215	S-	O				
844110900	1600 SANTA CAROLINA RD CA	BR20-0216	S-	O				
844110900	1600 SANTA CAROLINA RD CB	BR20-0217	S-	O				
844110900	1600 SANTA CAROLINA RD CC	BR20-0218	S-	O				
844110900	1600 SANTA CAROLINA RD CD	BR20-0219	S-	O				
844110900	1600 SANTA CAROLINA RD CE	BR20-0220	S-	O				
844110900	1600 SANTA CAROLINA RD CF	BR20-0221	S-	O				
844110900	1600 SANTA CAROLINA RD CG	BR20-0222	S-	O				
844110900	1600 SANTA CAROLINA RD CH	BR20-0223	S-	O				
844110900	1600 SANTA CAROLINA RD CI	BR20-0224	S-	O				
844110900	1600 SANTA CAROLINA RD CJ	BR20-0225	S-	O				
844110900	1600 SANTA CAROLINA RD CK	BR20-0226	S-	O				
844110900	1600 SANTA CAROLINA RD CL	BR20-0227	S-	O				
844110900	1600 SANTA CAROLINA RD CM	BR20-0228	S-	O				
844110900	1600 SANTA CAROLINA RD CN	BR20-0229	S-	O				
844110900	1600 SANTA CAROLINA RD CO	BR20-0230	S-	O				
844110900	1600 SANTA CAROLINA RD CP	BR20-0231	S-	O				
844110900	1600 SANTA CAROLINA RD CQ	BR20-0232	S-	O				
844110900	1600 SANTA CAROLINA RD CR	BR20-0233	S-	O				
844110900	1600 SANTA CAROLINA RD CS	BR20-0234	S-	O				
844110900	1600 SANTA CAROLINA RD CT	BR20-0235	S-	O				
844110900	1600 SANTA CAROLINA RD CU	BR20-0236	S-	O				
844110900	1600 SANTA CAROLINA RD CV	BR20-0237	S-	O				
844110900	1600 SANTA CAROLINA RD CW	BR20-0238	S-	O				
844110900	1600 SANTA CAROLINA RD CX	BR20-0239	S-	O				
844110900	1600 SANTA CAROLINA RD CY	BR20-0240	S-	O				
844110900	1600 SANTA CAROLINA RD CZ	BR20-0241	S-	O				
844110900	1600 SANTA CAROLINA RD DA	BR20-0242	S-	O				
844110900	1600 SANTA CAROLINA RD DB	BR20-0243	S-	O				
844110900	1600 SANTA CAROLINA RD DC	BR20-0244	S-	O				
844110900	1600 SANTA CAROLINA RD DD	BR20-0245	S-	O				
844110900	1600 SANTA CAROLINA RD DE	BR20-0246	S-	O				
844110900	1600 SANTA CAROLINA RD DF	BR20-0247	S-	O				
844110900	1600 SANTA CAROLINA RD DG	BR20-0248	S-	O				
844110900	1600 SANTA CAROLINA RD DH	BR20-0249	S-	O				
844110900	1600 SANTA CAROLINA RD DI	BR20-0250	S-	O				
844110900	1600 SANTA CAROLINA RD DJ	BR20-0251	S-	O				
844110900	1600 SANTA CAROLINA RD DK	BR20-0252	S-	O				
844110900	1600 SANTA CAROLINA RD DL	BR20-0253	S-	O				
844110900	1600 SANTA CAROLINA RD DM	BR20-0254	S-	O				
844110900	1600 SANTA CAROLINA RD DN	BR20-0255	S-	O				
844110900	1600 SANTA CAROLINA RD DO	BR20-0256	S-	O				
844110900	1600 SANTA CAROLINA RD DP	BR20-0257	S-	O				
844110900	1600 SANTA CAROLINA RD DQ	BR20-0258	S-	O				
844110900	1600 SANTA CAROLINA RD DR	BR20-0259	S-	O				
844110900	1600 SANTA CAROLINA RD DS	BR20-0260	S-	O				
844110900	1600 SANTA CAROLINA RD DT	BR20-0261	S-	O				
844110900	1600 SANTA CAROLINA RD DU	BR20-0262	S-	O				
844110900	1600 SANTA CAROLINA RD DV	BR20-0263	S-	O				
844110900	1600 SANTA CAROLINA RD DW	BR20-0264	S-	O				
844110900	1600 SANTA CAROLINA RD DX	BR20-0265	S-	O				
844110900	1600 SANTA CAROLINA RD DY	BR20-0266	S-	O				
844110900	1600 SANTA CAROLINA RD DZ	BR20-0267	S-	O				
844110900	1600 SANTA CAROLINA RD EA	BR20-0268	S-	O				
844110900	1600 SANTA CAROLINA RD EB	BR20-0269	S-	O				

Jurisdiction	Chula Vista	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

ANNUAL ELEMENT Housing Element Im

Jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	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

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Chula Vista	
Reporting Year	2022	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Preserve Existing Housing for Long Term Housing Needs	Establish policies and programs that more effectively address regulations for short term vacation rentals in residential zones as a means to preserve the City's longterm housing stock to serve the long-term housing needs of residents.	Within 12 months of adoption of the 2021-2029 Housing Element	<p>On December 14, 2021, the City adopted Resolution 21-245 and amended the Zoning Code to include these provisions, reference CVMC 5.68.</p> <p>A total of 112 applications for Short-Term Vacation Rental Licenses were submitted in 2022. Of these, 18 were approved and are active.</p>
1.2 Rehabilitation of Owner Occupied Housing	Continue implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners to fund improvements to correct unsafe, unsanitary, or illegal housing conditions, reduce barriers to accessibility, and improve energy efficiency, water conservation, and lead based paint abatement. Assistance will be focused on a block by block basis to homeowners residing in the Northwest and Southwest Planning Areas with priority given to those single-family homeowners of very low-income, special needs and/or senior households. The City will also increase marketing and outreach efforts for the CHIP, particularly in lower-income neighborhoods and mobile home parks. 30 low-income units	Ongoing/As funding resources are available	<p>Program participation has fluctuated due to eligibility levels of participants due to credit, home loan values, availability of contractors to complete work and the COVID-19 pandemic.</p> <p>In 2022, there were 6 applications received for the Community Housing Improvement Program (CHIP). Of the applications received the previous year, 5 rehabilitation projects began and 4 were completed. The City continues to prioritize programs that improve the living conditions of residents, therefore additional funding will be allocated to this program to assist more households.</p>
1.3 Rental Housing Acquisition and Rehabilitation	As part of a comprehensive neighborhood revitalization strategy, the City seeks to acquire and rehabilitate existing rental housing throughout the Northwest and Southwest planning areas of the City and set aside a number of the housing units for very low-income and/or special need households at affordable rents. 15 housing units	As opportunities and resources become available	The City has identified properties for potential acquisition and rehabilitation. However, due to the current competitive housing market, the City has been unable to acquire and rehabilitate property based upon extended timelines required for City Council approval and other funding requirements.

<p>1.4 Neighborhood Revitalization</p>	<p>Support a program focusing financial resources and collaborative efforts that improve the conditions and appearances of neighborhoods. This on-going program will target specific low-and moderate-income neighborhoods within Western Chula Vista that can be leveraged with other public and private investments, such as public infrastructure and facility improvements funded through Measure P, to ensure the improvements benefit the most in need. Funds available through the City's CDBG and HOME entitlement program prioritize public improvements to low resource residential areas. 15 housing units</p>	<p>As opportunities and resources become available</p>	<p>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</p> <p>In 2022, three Measure P funded projects were completed within the Montgomery area of southwest Chula Vista. Approximately \$1.8M worth of improvements were made at Lauderbach Park (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.</p> <p>Work was completed on the one-year landscaping maintenance period for two new completed fire stations located in southwest Chula Vista. Fire Station 5 near Fourth Avenue/Orange Avenue & Fire Station 9 located at Naples Street and Alpine Ave.</p> <p>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 St; 2. Fourth Ave/D St; 3. Fourth Ave/Anita St*; 4. Hilltop Dr/Orange Ave-East Orange Ave*; 5. Hilltop Dr/I St-East I St; 6. Hilltop Dr/Naples St-East Naples 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 St; 12. Fourth Ave/L St; 13. E St/Woodlawn Ave *Montgomery Annexation Area</p>
<p>1.5 Multifamily Housing Inspection</p>	<p>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.</p>	<p>Ongoing/ Annual review of progress</p>	<p>Chula Vista Code Enforcement inspected a total of 851 units in apartment communities in 2022.</p>

<p>1.6 Mobilehome Inspection Program</p>	<p>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.</p>	<p>Ongoing</p>	<p>Through Title 25, Code Enforcement staff has completed 128 unit inspections throughout various parks in 2022.</p>
<p>1.7 Code Enforcement Activities</p>	<p>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.</p>	<p>Ongoing</p>	<p>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. This included 454 SFDs, 44 apartments, 12 condos and 3 duplexes.</p>

<p>1.8 Implement Energy Conservation and Energy Efficiency Opportunities</p>	<p>Since 2000, Chula Vista has been implementing its adopted CAP to address the threat of climate change impacts to the local community. To further advance community energy and water conservation goals, the City is implementing the following actions listed in its CAP to achieve residential focused greenhouse gas emission reductions.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Formed San Diego Community Power (SDCP) to provide 100% clean electricity by 2035; <input type="checkbox"/> Adopted Active Transportation Plan to facilitate future active transportation infrastructure; <input type="checkbox"/> Launched Chula Vista Climate Action Challenge to encourage voluntary home improvements to reduce waste and pollution; <input type="checkbox"/> Require installation of solar photovoltaic systems in new single-family housing; <input type="checkbox"/> Require residential electric vehicle pre-wiring in new development; and, <input type="checkbox"/> Evaluate residential organics collection pilot program. 	<p>Ongoing/ Annual review of progress</p>	<p>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. The waste is processed into compost at the Republic Services-operated Otay Landfill in Chula Vista. Commercial and multi-family properties are being added while sites are being evaluated and services are being adjusted to accommodate for new organic waste collection services. The City expects to complete phasing in service to all organic waste-generating commercial properties by the third quarter of calendar 2023. Other elements of compliance of the new State-mandated organic waste requirement are also being addressed like a compost/mulch procurement requirement, increased program education and edible food rescue (donation) programs.</p>
<p>2.1 Accommodate the City's Regional Housing Needs Assessment Allocation</p>	<p>In compliance with SB 166, all jurisdictions must ensure that its housing element inventory of identified sites can accommodate its share of the regional housing need throughout the planning period, also referred to as "No Net Loss." The City has been assigned a total Regional Housing Needs Allocation (RHNA) of 11,105 dwelling units, with 2,750 for Very Low-Income households and 1,777 for Low-Income for the 2021-2029 Planning Period. The City has identified adequate sites with appropriate zoning to accommodate the RHNA and to accommodate the need for groups of all income levels as required by State Housing Element Law and consistent with its obligation to affirmatively further fair housing (AFFH) in encouraging integrated and balanced living patterns. Appendix C lists sites suitable for meeting the City's RHNA for each income category without the need for rezoning, as shown in Appendix C. Sites that are identified for lower income housing and had been identified in the last two Housing Element cycles will be considered by right for the development of such housing and the zoning ordinance will be amended, as appropriate.</p>	<p>Required amendments to the zoning ordinance to allow for by right development of lower income housing on previously identified sites within 12 months of adoption of the 2021-2029 Housing Element</p>	<p>The City of Chula Vista's Housing Element was accepted by HCD on 10/28/22. The City did not utilize parcels that had been identified in the last two Housing Element cycles and therefore does not need to amend the zoning ordinance at this time.</p>

<p>2.2 Adequate Sites Inventory</p>	<p>In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, the City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. The City will develop and implement a system to coordinate tracking units with Development Services staff, who process permitting, pursuant to California Government Code Section 65863, and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level than shown in the Housing Element. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income, moderate, or above moderate income households, the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA. Any site rezoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.</p>	<p>Within 12 months of adoption of the 2021-2029 Housing Element/Ongoing</p>	<p>The City of Chula Vista's Housing Element was accepted by HCD on 10.28.22. The City did not utilize parcels that had been identified in the last two Housing Element cycles and therefore does not need to amend the zoning ordinance at this time.</p>
<p>2.3 Housing Impact Statement" for Discretionary Land Use and Planning Decisions</p>	<p>In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, to support the required findings when development of any parcel with fewer units by income category than identified in the housing element for that parcel and to demonstrate progress towards the RHNA, a "Housing Impact Statement" will be included in all staff reports for discretionary land use and planning decisions. This statement will expressly state how proposed actions meet the City's housing goals and affirmatively furthers fair housing to encourage integrated and balanced living patterns. The statement will also describe any potential impacts that proposed actions may have on the City's housing supply and the provision or loss of affordable housing.</p>	<p>Within 12 months of adoption of the 2021-2029 Housing Element</p>	<p>Implemented in July 2021, all Planning Commission reports now provide a dedicated section on Housing Impact.</p>
<p>2.4 Annual Report on Housing</p>	<p>Continue gathering, tracking, and reporting data on development permits and construction in Chula Vista. Gather and analyze data on the City's existing housing stock, including naturally affordable housing (housing priced at affordable rents but not subject to a rentrestriction agreement). Such information is to be provided on an annual basis to State HCD.</p>	<p>By March 30th each year</p>	<p>Ongoing. Staff will continue to track and report on development permits and construction for the Annual Progress Report.</p>

<p>2.5 Enforce Density Minimums</p>	<p>In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, to support the required findings when development of any parcel with fewer units by income category than identified in the housing element for that parcel, and to demonstrate progress towards the RHNA, require discretionary projects to meet dwelling unit density minimums.</p>	<p>Ongoing</p>	<p>The City of Chula Vista's Housing Element was accepted by HCD on 10/28/22. Implemented in July 2021, all Planning Commission reports now provide a dedicated section on Housing Impact.</p>
<p>2.6 Community Purpose Facilities Zoning Amendment (CVMC Chapter 19.48)</p>	<p>The P-C zone, or any section thereof, must provide adequate land designated as "community purpose facilities (CPF)," as defined in CVMC 19.04.055, to serve the residents of the planned community. This zone currently allows services for the homeless, emergency shelters, and senior care but does not currently provide for other types of housing for special need population groups or lower income households. The City will explore amendments to applicable sections of the CVMC to allow residential development for lower income households as a by right use and as a public benefit in the context of CVMC 19.48.025. An amendment to the Community Plan would not be necessary. A change in allowed uses would facilitate future projects in the CPF Zone as needed to meet the City's unmet RHNA.</p>	<p>Within 36 months of adoption of the 2021-2029 Housing Element</p>	<p>The City of Chula Vista's Housing Element was accepted by HCD on 10/28/22. The City of Chula Vista Planning Commission has asked for the topic of Community Purpose Facilities to be brought back in 2023 to consider revisions which include the allowance for more affordable housing as well as review standards for such projects. Targeting Q2 or Q3 for such effort.</p>
<p>2.7 Annual Municipal Code Updates</p>	<p>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.</p>	<p>Ongoing</p>	<p>In process. Original completion date was December 2022. Changed to February 2023. First update is targeting City Council by February 2023.</p>

<p>2.8 Establish Parking Standards Appropriate for Different Kinds of Housing</p>	<p>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.</p>	<p>Within 36 months of adoption of the 2021-2029 Housing Element</p>	<p>In process.</p>
<p>2.9 Objective Design Standards</p>	<p>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.</p>	<p>Within 36 months of adoption of the 2021-2029 Housing Element</p>	<p>In process. Projected to be completed by the end of 2023.</p>
<p>2.10 Improve Project Tracking and Reviews</p>	<p>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.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element; Ongoing</p>	<p>The City of Chula Vista's Housing Element was accepted by HCD on 10/28/22. Development Services is in the process of transitioning to electronic plan reviews and an overhaul of the current legacy permit tracking system currently in use. Staff is targeting the end of 2023 to have the systems updated and functioning.</p>

<p>2.11 Improve the Efficiency of the Development Review Process for Housing Projects</p>	<p>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.</p>	<p>Within 36 months of adoption of the 2021-2029 Housing Element</p>	<p>A website overhaul took place in Spring/Summer 2022. Continuous improvement continues to take place in an ongoing manner. Staff has identified the city's digital library where most planning documents are housed for the various Sectional Planning Areas within the city. The City is looking to transition the storage of the document to Laserfiche in 2023-24 and scan versions of documents where only paper version currently exist. The City is in the process of procuring a scanning services contract to do the scanning of older documents in an effort to make them readily available to the public online. In addition, as referenced in Item 2.10 above, the City is looking to transition to an electronic permit system as well as an overhaul of the existing legacy permit tracking system to achieve more efficiencies in service delivery.</p>
<p>2.12 Review Nongovernmental Constraints Impeding Residential Development</p>	<p>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.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element and every 24 months thereafter</p>	<p>Ongoing. The City of Chula Vista's Housing Element was accepted by HCD on 10/28/22. City staff continues to work with the development community to identify projects that can benefit from the substantial conformance review, density bonus and other streamlining processes to provide more affordable housing permit issuances.</p>

<p>2.13 Water and Sewer Service Providers</p>	<p>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.</p>	<p>Within 3 months of adoption of the 2021-2029 Housing Element</p>	<p>The City of Chula Vista's Housing Element was accepted by HCD on 10/28/22. The City provided a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority in February 2023.</p>
<p>2.14 Promote Accessory Dwelling Unit Construction</p>	<p>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.</p>	<p>Upon adoption of the City's ADU ordinance in FY 2021 and Ongoing</p>	<p>Ongoing. The ADU ordinance was updated in 2021. Staff will continue work on code amendments and updates. In January 2022 the city submitted a grant application and in May 2022 was awarded SANDAG Housing Acceleration Program (HAP) funds for developing permit-ready pre-approved ADU plans, a one-stop shop website for ADU development, and planning software. The project is expected to be completed in Fall 2023. In addition, the City will develop a pilot loan project for ADU development using Housing Authority funds.</p> <p>A total of 140 ADU building permits were issued during 2022.</p>
<p>2.15 Monitoring of Accessory Dwelling Units</p>	<p>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.</p>	<p>FY 2024-2025</p>	<p>To be completed in 2024.</p>
<p>2.16 Mid-Cycle Accessory Dwelling Unit Production Evaluation</p>	<p>Conduct a midcycle review of ADU development within the 2021-2029 planning period to evaluate if production estimates are being achieved. Depending on the finding of that review, amendments to the Housing Element may be necessary pursuant to California Government Code 65583.2.</p>	<p>FY 2024-2025</p>	<p>To be completed in 2024.</p>

2.17 Permit Ready ADUs	In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will explore establishing a 'Permit Ready' program for ADUs. As a part of the program, the City may accept prepared packages of pre-approved designs allowed under the County of San Diego's program for ADUs that may be used by owners and that provide expedited processing and may result in overall reduced costs for applicants.	Within 12 months of adoption of the City's ADU ordinance in FY 2021 and Ongoing	Per 2.14 above, the City expects to complete in 2023.
2.18 Establish an Accessory Dwelling Unit Amnesty Program	In accordance with AB 671, local governments must include in their General Plan housing elements plans to incentivize and promote the creation of affordable ADUs. The City will analyze the demand for a program to allow owners with existing unpermitted ADUs to obtain permits to legalize the ADUs during the 2021-2029 planning period. The Amnesty Program would provide property owners the opportunity to formally legalize existing unpermitted ADUs of any size.	Within 24 months of adoption of the 2021-2029 Housing Element	The city has identified 43 unpermitted ADUs in 2022 and listed an amnesty program as part of the goals for the City's ADU program and is seeking funding to develop the program. The City will continue to collect data on unpermitted ADUs annually.
2.19 Tiny Houses as ADUs	"Tiny Houses" are small, independent dwelling units, often mobile, that typically range between 120 and 400 square feet in size. Due to the size and nature of typical tiny house development, they generally may fit the City's definition of an accessory dwelling unit (ADU). The City will explore the accommodation of movable tiny houses as a separate regulated residential use within the CVMC's ADU regulations to encourage housing supply, choices, and affordability.	Within 24 months of adoption of the 2021-2029 Housing Element	The City of Chula Vista's Housing Element was accepted by HCD on 10/28/22. The City is looking to further develop its ADU program through an online website function (Item 2.14 & 2.17) as well as policy discussions on Tiny Homes. City staff is looking to bring forth this policy discussion in 2023-24.

<p>2.20 Emergency Shelters</p>	<p>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.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element</p>	<p>The City will review and revise as necessary its zoning ordinance related to AB 139 and bring forth any policy recommendation during the 2023-24 year. The City is currently in process of developing its first emergency shelter with an anticipated opening in spring of 2023 utilizing pallet homes.</p>
<p>2.21 Transitional and Supportive Housing</p>	<p>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.</p>	<p>As requested; Ongoing</p>	<p>The City adopted Ordinance 3442 in 2018 to amend the City of Chula Vista Municipal Code to identify transitional/supportive housing. This complies with California Government Code Section 65582 (g-j), allowing this use to be similarly treated as a residential use of a property/dwelling within a residential zone. Reference CVMC 19.58.315.</p>

<p>2.22 Supportive Housing and Low Barrier Navigation Centers</p>	<p>State law provisions (AB 2162 and AB 101), have recently been modified to require approval “by right” of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of state law. Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by state law. The City will adopt policies and procedures for processing these uses. The City will continue to annually monitor the effectiveness and appropriateness of existing adopted policies. Should any amendments be required to existing policies pursuant to state law, the City will modify its existing policies, as appropriate.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element</p>	<p>In 2022 the City explored several options to build permanent supportive housing with Home Investment Partnerships Act (HOME) ARP funds.</p>
<p>2.23 Shared Living</p>	<p>Support private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly persons with disabilities, seniors, students, and single person households. The City can identify programs offered in the community and assist in program outreach efforts for shared living programs through advertisements on the City’s website and placement of program brochures in key community locations, particularly where directed to historically underrepresented communities and in collaboration with local agencies serving such communities.</p>	<p>Ongoing/ Annual review of progress</p>	<p>Ongoing. Staff will continue to monitor opportunities to participate in programs. This is also identified as a goal in the Age Friendly Action Plan.</p>
<p>2.24 Single Room Occupancy Residences</p>	<p>SRO units are typically one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit. State law requires that the City accommodate this housing type, and they provide smaller, less expensive housing units. The City has amended its Zoning Ordinance to permit SROs in its multifamily zones to encourage units that are cheaper by design, reference CVMC 19.58.265.</p>	<p>As requested; Ongoing</p>	<p>The City has amended its Zoning Ordinance to permit SROs in its multifamily zones to encourage units that are cheaper by design, reference CVMC 19.58.265. Staff continues to monitor opportunities for development of SROs.</p>

<p>2.25 Qualified Employee Housing</p>	<p>Pursuant to the State Employee Housing Act (Section 17000 et seq. of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in a zoning district that permits agricultural uses by right. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. The Act also requires that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure, with no conditional or special use permit or variance required. The City has amended the Zoning Code to include these provisions, reference CVMC 19.58.144.</p>	<p>As requested; Ongoing</p>	<p>The City has amended the Zoning Code to include these provisions, reference CVMC 19.58.144. Staff continue to monitor opportunities to develop housing for agricultural workers.</p>
<p>2.26 Large Residential Facilities</p>	<p>Residential facilities for seven or more persons are allowed in any zone as an unclassified use with a conditional use permit (CUP) approved by the City's Zoning Administrator without a requirement for a public hearing (CVMC 19.14.030 (A)). The minor CUP is subject to additional standards listed in CVMC 19.58.268. The City will review the provisions for large residential facilities for seven or more persons, analyze the demand and consider revisions to consider the use by right within appropriate zones throughout the City and other revisions as necessary to its zoning ordinance to mitigate the potential constraints on housing for persons with disabilities.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element</p>	<p>Ongoing. The City of Chula Vista's Housing Element was accepted by HCD on 10/28/22. Staff is still assessing potential amendments to the Chula Vista Municipal Code related to residential facilities for seven or more persons.</p>

<p>3.1 Expiring Affordability Restrictions</p>	<p>Proactively work with property owner(s) of “at-risk” assisted housing developments whose affordability restrictions are due to expire by 2029, as identified within Appendix D of this Element, and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies or participation by affordable housing developers. The City will implement the following actions on an ongoing basis to conserve its affordable housing stock:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Annually monitor the status of identified “at-risk” assisted housing developments. <input type="checkbox"/> If an opportunity arises due to the pending sale of the property, establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing. <input type="checkbox"/> Should the property owner pursue conversion of the units to market rate, ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive special Section 8 vouchers that would enable them to stay in their units. Provide tenants with multilingual information regarding Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City. 	<p>Ongoing</p>	<p>There were no expiring covenants in 2022. Staff will continue to monitor expiring covenants. In January of 2022, the Sunbow II, Phase 3 project approval included a development agreement requiring the Villa Serena Senior Apartments to extend restricted covenants on 67 low income units from 2030 to 2055. Staff is working with the developer to implement this extension in 2023.</p>
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<p>3.2 Data Collection and Compliance with Coastal Zone Housing Element-Related Requirements</p>	<p>A small area south of Palomar Street along Stella, Ada and Elise Street along the Bayfront, with approximately 38 residential units, is located within the Coastal Zone. There has been no activity (new construction or demolition of existing housing) since 1982 and remains unchanged. Development along the Bayfront Coastal area has taken place north of Palomar Street. California Government Code Section 65588(d) requires that cities with areas within the Coastal Zone include within their Housing Element all of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A review of the number of housing units approved for construction within the Coastal Zone after January 1, 1982; <input type="checkbox"/> The number of housing units for persons and families of low or moderate income provided in new housing developments either within the Coastal Zone or within three miles of the Coastal Zone; <input type="checkbox"/> The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the Coastal Zone; and <input type="checkbox"/> The number of residential units for persons and families of low or moderate income required for replacement in compliance with Section 65590. The City will continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units within the City limits in order to comply with Sections 65588(d) and 65590 of the California Government Code. 	<p>As required; Ongoing</p>	<p>Staff worked with GIS to create a layer to identify this coastal zone to track and monitor any redevelopment in that area.</p>
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<p>3.3 Data Collection and Compliance with SB 330 Housing Replacement Requirements</p>	<p>Senate Bill 330, effective January 1, 2020 through January 1, 2025, requires developers demolishing housing to replace any restricted affordable or rent-controlled units and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants. With the passage of Assembly Bill 1482 or the “Tenant Protection Act of 2019,” effective January 1, 2020 until January 1, 2030, residential tenants are provided statewide rent control. Any housing units covered under AB 1482-statewide rent control are therefore also subject to SB 330 and replacement of the housing. As permits are requested for the demolition of housing, the City will obtain information related to the following and require one-for-one replacement when required:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The number of existing residential units proposed to be demolished or converted; and <input type="checkbox"/> The number of these residential units by bedroom size occupied within the last five years by persons and families of low or moderate income and therefore required for replacement. 	<p>As required; Ongoing</p>	<p>On November 1, 2022, the City adopted the Residential Tenant Protection Ordinance, CVMC 9.65 to provide additional protections beyond AB1482 upon demolition, substantial rehabilitation, or other No Fault termination of tenancies. The Ordinance requires a greater level of reporting for properties subject to AB1482 and CVMC 9.65 in the case of No Fault terminations, greater relocation assistance, and additional requirements if returned to market relating to first right of return.</p>
<p>3.4 Balanced Communities – Affordable Housing</p>	<p>Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City’s Housing Element in 1981 and any implementing guidelines as adopted and updated. For all new residential projects consisting of 50 or more dwelling units, 10 percent of the residential units within the development shall be affordable to low- and moderate-income households (5 percent low-income and 5 percent moderate-income). The City may approve alternatives to the construction of new inclusionary units, such as provision at another location (“off-site”) or payment of an in-lieu fee, where the proposed alternative provides a more effective and feasible means of satisfying the requirements and greater public benefit. For those developments proposed in areas of concentrated with low-income households, the requirement is waived to avoid further segregated living patterns.</p>	<p>Ongoing; Within 36 months of adoption of the 2021-2029 Housing Element</p>	<p>Staff continues to implement the policy and will be conducting outreach and bringing forward a proposed ordinance in 2023.</p>

<p>3.5 Establish Streamlining and Incentives for Projects Proposing Affordable Units</p>	<p>This program will seek to reduce or eliminate potential constraints to the development of affordable housing. The City will identify and evaluate constraints to affordable housing development and propose specific methods and strategies to address and remove the identified regulatory constraints to facilitate production of affordable housing. Results of this program may include entitlement exemptions, streamlined review processes or allowing affordable housing as a by right use, fee subsidies and/or payment deferrals, or other methods deemed appropriate to support the accommodation of future affordable housing units. The program will also explore potential incentives for projects that provide a greater number of affordable housing units than the City's Balanced Communities Policy (aka "inclusionary housing") would otherwise require and in areas with greater access to resources, amenities, and opportunity.</p>	<p>Within 36 months of adoption of the 2021-2029 Housing Element</p>	<p>Ongoing. Chula Vista offers expedited permit processing for certain development projects, including affordable housing. Affordable Housing Developers can request the expedited program to ensure the project is placed into service by the required deadlines established by the funders of the project (i.e. tax credit investors). Staff continues to explore opportunities to increase expedited services and prioritize affordable housing projects.</p>
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<p>3.6 Update Density Bonus Ordinance (CVMC 19.)</p>	<p>California Government Code Section 65915 requires a jurisdiction adopt local Density Bonus Ordinance consistent with state law. Recent updates to State Density Bonus law, AB 1763 and AB 2345, provide significant incentives for 100 percent affordable housing and those that are transit oriented. State law imposes density bonus requirements on local jurisdictions. Density Bonus law allows increase in 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 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. 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. parking ratios are also dictated by State Density Bonus law and have been eliminated for those transit affordable housing developments. For 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 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.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element</p>	<p>In process. Staff has initiated revisions to its current application and development of a pre-application form for any density bonus projects. Additionally, staff has developed a presentation for all planning staff and will continue to monitor and update City ordinances accordingly.</p>
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<p>3.7 Promote Accessory Dwelling Unit Construction</p>	<p>Develop an incentive program that will facilitate the development of Accessory Dwelling Units (ADU) or Junior Accessory Dwelling Units (JADU) affordable to very low-income households, particularly for persons with disabilities or special needs, seniors, students, and single person households, for a period of 30 years. This program would specifically target the production of affordable units to accommodate RHNA growth need. The development of incentives will be based upon review and evaluation of current programs and policies, survey of programs from other agencies to determine the most feasible and effective alternatives. For instance, the City is exploring potential loan programs or other financial incentives to encourage the preservation and construction of ADUs that are affordable to lower and moderate-income households. The City is also reviewing other incentive programs that would encourage new ADU/JADU development at affordable rents, assistance for existing un-permitted ADU/JADU units to meet code compliance, and other forms of assistance. Programs such as the City of Los Angeles LA ADU Accelerator Program, Napa County Junior ADU Loan Program, and the Los Angeles County Second Dwelling Unit Pilot Program are being researched. The exploration and determination of incentives will be done in conjunction with other ADU policies and programs.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element</p>	<p>Ongoing, the ADU ordinance was adopted on June 15, 2021. Reference items 2.14 and 2.17 for more information.</p>
<p>3.8 Track lower income housing units by Council District:</p>	<p>Maintain a comprehensive, consolidated information resource of units reserved for low- and moderate- income households that includes the District with the units' location information to ensure a balanced and equitable distribution of affordable housing throughout the City.</p>	<p>Within 12 months of adoption of the 2021-2029 Housing Element ; Ongoing</p>	<p>Staff will continue to monitor. A project tracking system is already established to track this type of information to monitor and maintain records. The list is made available to the public at https://www.chulavistaca.gov/home/showpublisheddocument/23369/637739537427270000</p>
<p>3.9 First Time Homebuyer Assistance</p>	<p>Continue assistance to low-income households, specifically targeting participation by current residents in rent restricted affordable housing, to purchase their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.</p>	<p>Ongoing; Funding, review and revision of the Program with execution of a new administrator in FY 2021-2022</p>	<p>The City's First Time Homebuyer Program relaunched in November 2022. The program is being administered by the San Diego Housing Commission. Program details can be found at https://www.sdhc.org/housing-opportunities/first-time-homebuyers/. The program is designed as a deferred-payment loan of up to \$120,000 to downpayment and closing costs. Funding is available to help up to 25 households.</p>
<p>3.10 Support Homeownership Development and Financing</p>	<p>Support and encourage the development of homeownership, particularly self-help, development projects or permanent financing for mutual housing and cooperative developments</p>	<p>As opportunities and resources become available. Apply for CalHOME in FY 2021-2022 and evaluate annually</p>	<p>Due to competitive scoring criteria, Chula Vista did not complete an application for CalHome Funds for 2023. The City will continue to monitor criteria and apply for funds if deemed competitive and if received, will be used to fund the City's First Time Homebuyer Program.</p>

<p>3.11 Condominium Conversion Ordinance</p>	<p>Review the feasibility of implementing a program to mitigate the displacement of residents, who may be required to move as a result of the conversion of residential rental units to ownership housing (e.g. condominium, stock cooperatives, or community apartment units). The intent of the program would be to allow the conversion of existing dwelling units to ownership housing should the project also provide the City with affordable housing units or dedicated housing fees that can be used for the development of affordable housing within the City. Possible alternatives to explore include: <input type="checkbox"/> An Affordable Unit Set-aside, <input type="checkbox"/> Donation of off-site affordable units, or <input type="checkbox"/> Payment of an in-lieu Housing Mitigation Fee for each unit to be converted.</p>	<p>Within 48 months of adoption of the 2021-2029 Housing Element</p>	<p>Ongoing. At the end of 2021, staff began working on a council referral to examine the feasibility of a local tenant protection ordinance, reference 3.3. At the time protections were considered upon condominium conversion above state law. While in the end, the Ordinance did not directly address all condominium conversions, staff will be looking at opportunities to provide greater protections for displacement of tenants in case of conversion.</p>
<p>3.12 Mobilehome Space Rent Review</p>	<p>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.</p>	<p>Ongoing/ Annual review of progress</p>	<p>The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance (Chula Vista Municipal Code "CVMC" Chapter 9.50). In 2022, the Mobilehome Rent Review Commission meetings returned to in-person meetings for the first time since the COVID-19 pandemic. City staff continued to provide information to commissioners related to mobilehome living in Chula Vista and other relevant matters that would assist them in their duties prescribed under CVMC Chapter 9.50. The Commission did not review any proposed rent increases.</p>
<p>3.13 Resident Ownership of Mobilehome Parks</p>	<p>Promote the purchase of those mobilehome parks with a Mobilehome Park (MHP) zone designation by park residents, when a park becomes available for sale in accordance with CVMC Chapter 9.60 (Sale of a Mobilehome Park). Accordingly, resident organizations shall have a right to purchase a park listed for sale if the organization is able to reach an acceptable price and terms and conditions with the mobilehome park owner. Financial assistance that may be provided by the state, or other funding sources may be limited to income eligible residents and require affordable housing costs. Over the past 25+ years, mobilehome residents have not expressed an interest in the purchase of their park. Due to current market conditions and high real estate costs, the financial feasibility to purchase, should an opportunity occur, is not anticipated.</p>	<p>As opportunities and funding resources become available. Review on an annual basis MPROP funding and interest.</p>	<p>No mobilehome/trailer parks were listed for sale in 2022.</p>
<p>3.15 Mobilehome Park Conversion</p>	<p>Continue to enforce CVMC Chapter 9.40 to protect the rights of residents as mobilehome/trailer parks are closed or converted to other uses.</p>	<p>As required.</p>	<p>The City will continue to enforce CVMC 9.40 if and when a park is proposed for closure.</p>

<p>4.1 Affirmatively Further Fair Housing</p>	<p>Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by state law. Chula Vista is a recipient of Federal Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds, which requires a Regional Analysis of Impediments to Fair Housing Choice. As a recipient of these funds, the City certifies that it will affirmatively further fair housing and utilizes these funds to further the efforts of affordable housing in the City and to affirmatively further fair housing. The City is a participant in the regional planning efforts to reduce impediments to fair housing choice and to affirmatively further fair housing through education, testing and enforcement activities. To affirmatively further fair housing in Chula Vista, the City will work with regional and local partners to identify, address and eliminate housing discrimination as identified in the Regional Analysis of Impediments to Fair Housing Choice (AI). The City collaborates with other jurisdictions in San Diego County through the San Diego Regional Alliance for Fair Housing (SDRAFFH), to prepare the San Diego County AI every five years.</p>	<p>Ongoing</p>	<p>Ongoing. The City contracts with CSA San Diego to provide outreach and counseling for fair housing issues. Information regarding fair housing education and resources is available on the City's website and at the public counter. CSA conducted several in person and virtual workshops during the year for the benefit of residents and property owners/managers.</p> <p>The City is a member of the San Diego Regional Alliance for Fair Housing that consists of 18 participating Cities and the County of San Diego.</p>
<p>4.2 Environmental Justice Element</p>	<p>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.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element</p>	<p>Staff is currently evaluating compliance.</p>
<p>4.3 Issuance of Multifamily Housing Revenue Bonds</p>	<p>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.</p>	<p>Ongoing</p>	<p>Ongoing. Meta Housing applied and was approved for a supplemental CDLAC allocation bond of \$4M on 11/30/22 and is expected to close by April 2023. The City continues to work with developers to issue bonds for the creation of affordable housing.</p>

<p>4.4 Housing Assistance Funds</p>	<p>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.</p>	<p>As opportunities and resources become available.</p>	<p>Staff continue to work with developers seeking funding for development of affordable housing.</p>
<p>4.5 Fee Waivers and Deferrals</p>	<p>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.</p>	<p>As requested; Ongoing</p>	<p>The City currently offers certain waivers or deferral of development impact fees for projects with an affordable housing component.</p>

<p>4.6 SB 35 and AB 2162</p>	<p>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.</p>	<p>Within 24 months of adoption of the 2021-2029 Housing Element</p>	<p>Ongoing. An application meeting AB 2162 requirements has been developed and is available on the City website.</p>
<p>4.7 Community Support for Housing at a Variety of Income Levels</p>	<p>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.</p>	<p>Ongoing</p>	<p>Ongoing.</p>

<p>4.8 Reasonably Accommodate Housing for Persons with Disabilities</p>	<p>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.</p>	<p>As requested; Ongoing</p>	<p>The City has adopted a Reasonable Accommodation Ordinance to establish procedures for the review and approval of requests to modify zoning and development standards to reasonably accommodate persons with disabilities, including persons with developmental disabilities. Associated forms and information are available on the City's website.</p>
<p>4.9 Homebuyer Education & Counseling</p>	<p>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.</p>	<p>As funds are available</p>	<p>The City's website identifies resources for homeownership. The City of Chula Vista launched its First Time Homebuyer Program in November 2022. Its service provider, the San Diego Housing Commission, provides ongoing opportunities for lenders and educational opportunities for potential homebuyers.</p> <p>Additionally, staff provide presentations to community groups at request.</p>
<p>4.10 Interfaith Partnership Opportunities</p>	<p>Continue to encourage local faithbased organizations to work together to provide services and housing (e.g. participation in the Interfaith Shelter Network rotating shelter and St. Mark's Lutheran Church Helping Hands program).</p>	<p>As resources become available; Ongoing</p>	<p>The City will continue to facilitate and coordinate with local agencies, departments and jurisdictions to work together in addressing the regional homelessness crisis. This includes pursuing collaborative funding opportunities and coordinating regional operations such as area clean-up and outreach events.</p> <p>In July of 2022, the City supported an application by Interfaith for State Multifamily Housing Bonds.</p>

<p>4.11 Reduce Homeless</p>	<p>Continue to work with regional agencies to identify the annual and seasonal need for homeless in Chula Vista through the “We All Count” program conducted through the San Diego Regional Task Force on the Homeless. The City will support and advance programs and policies to address the identified annual and seasonal need in Chula Vista. To the extent that funds are available, the City will continue to sponsor or assist emergency shelter facilities, inside City limits or outside within a reasonable proximity to the City, as well as encourage or support facilities by providing grants, or low cost loans, to operating agencies. In 2020, City Council accepted a donation of a stress membraned structure manufactured by Sprung Structures and allocated federal funding to site improvements, infrastructure and equipment necessary to support the development and operation of a temporary Bridge Shelter program for the homeless to serve the Chula Vista community.</p>	<p>As resources become available; Ongoing</p>	<p>In 2022 development of the bridge shelter continued. In 2022, the City secured a \$2Million grant from the County of San Diego to fund capital improvements to the shelter which will result in expansion of services.</p>
<p>4.12 Housing Choice Voucher Program</p>	<p>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.</p>	<p>Ongoing</p>	<p>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.</p>

<p>4.13 Information of Resources for Basic Needs</p>	<p>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.</p>	<p>Ongoing</p>	<p>Continue to provide resources including First Time Homebuyer Program Fact Sheet, Community Housing Improvement Program, Affordable Rental Housing Listing and Homeless Resource Pocket Guide.</p> <p>In 2022, Housing Staff participated in a series of community events, including SouthBay Earth Day (April 9, 2022) and Lemon Fest (August 13, 2022) to provide information and education around its affordable housing programs. In November 2022, City Council approved the formation of the Department of Housing and Homeless Services, which included a comprehensive update of the Department’s webpage.</p>
<p>4.14 Student Housing Resources and Assistance</p>	<p>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.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>4.15 Maintain a Database and Provide Information on Community Assistance Programs</p>	<p>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) .</p>	<p>Ongoing</p>	<p>Continue to provide information via website.</p>

<p>4.16 Promote and Coordinate Access to Housing and Community Assistance Resources, Programs and Services</p>	<p>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:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Publishing of multilingual materials <input type="checkbox"/> Directed outreach to historically underrepresented communities <input type="checkbox"/> Development of online materials for use on the City's website and with community partners and use of social media <input type="checkbox"/> Partnerships with local and regional service agencies for information dissemination 	<p>Ongoing</p>	<p>Ten (10) households received HOME funded Tenant Based Rental Assistance (TBRA) in 2022. The target population for the TBRA program included those households who are literally in homeless or are at risk of being homeless.</p> <p>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's of assistance. The program received its last applications on March 31, 2022. Application continued to be processed until June 2022.</p>
<p>4.17 Limited English Proficiency Policy</p>	<p>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.</p>	<p>Ongoing</p>	<p>Staff continues to access and find opportunities to provide additional LEPP services.</p> <p>In 2022, the City continued in providing definitions on the City Council agenda, location of projects and both online and in-person comments. In addition, a simultaneous translation services for all council meetings was implemented.</p>

4.18 Public Input & Participation	Continue to incorporate public input and participation in the design and development of City housing plans and policies.	Ongoing	<p>The Housing Advisory Commission continues to provide input into projects and policies prior to Council consideration and provides an additional forum for resident input. Staff continues to provide additional opportunities for input through survey applications and workshops.</p> <p>In 2022, a series of community gatherings were held near Harboside Park to draw participation from residents and to gain input on what could be done to the park after it had been closed as a result of large homeless encampments. These gatherings took place from August to November, 2022 and included focus groups, surveys, and workshops with community members. Through these gatherings viable options were identified to make the park safe and to prevent it from becoming a hosting grounds for homeless encampments.</p>
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Jurisdiction	Chula Vista	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21. **Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

Table I										
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										
5735411200	872 First Ave	872 First Ave Urban Lot Split	PRJ22-007	Application for Parcel Map for Lot Split	8/25/2022					
6191310500	1127 Twin Oaks Ave	1127 Twin Oaks Ave Urban Lot Split	PRJ22-010	Application for Parcel Map for Lot Split	11/15/2022					

Jurisdiction	Chula Vista	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	95
	Non-Deed Restricted	0
Low	Deed Restricted	276
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		804
Total Units		1175

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	58
SFD	0	26	135
2 to 4	0	95	26
5+	0	837	1048
ADU	0	217	74
MH	0	0	0
Total	0	1175	1341

Housing Applications Summary	
Total Housing Applications Submitted:	23
Number of Proposed Units in All Applications Received:	3,059
Total Housing Units Approved:	1,452
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Chula Vista	
Reporting Year	2022	(Jan. 1 - Dec. 31)

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

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

Total Award Amount	\$	500,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Hsg Element Update Preparation	\$140,000.00	\$1.00	Completed	Local General Fund	2/26/2021; Reimbursement not requested.
Hsg Element Coordinate HCD	\$20,000.00	\$0.00	In Progress	Local General Fund	Reimbursements are in process
Hsg Element Initial Implement	\$80,000.00	\$0.00	In Progress	Local General Fund	Reimbursements are in process
Comm/Stakeholder Input Hsg	\$70,000.00	\$0.00	In Progress	Local General Fund	Reimbursements are in process
Inclusionary Housing Ordinance	\$80,000.00	\$0.00	In Progress	Local General Fund	Reimbursements are in process
ADU Design Std Expedite	\$30,000.00	\$0.00	In Progress	Local General Fund	Reimbursements are in process
Objective Design Std	\$30,000.00	\$0.00	In Progress	Local General Fund	Reimbursements are in process
In Lieu Fee	\$50,000.00	\$0.00	In Progress	Local General Fund	Reimbursements are in process

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

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	95
	Non-Deed Restricted	0
Low	Deed Restricted	276
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		804
Total Units		1175

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1341
Total Units		1341