



**HOUSING &  
HOMELESS SERVICES**

# Item 8.2

# Housing Element Annual Report

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# Housing Element Annual Progress Report 2022

- Due annually on April 1
  - Progress toward housing goals
  - Data on all housing development
    - Applications entitlements
    - Building permits
    - Completions

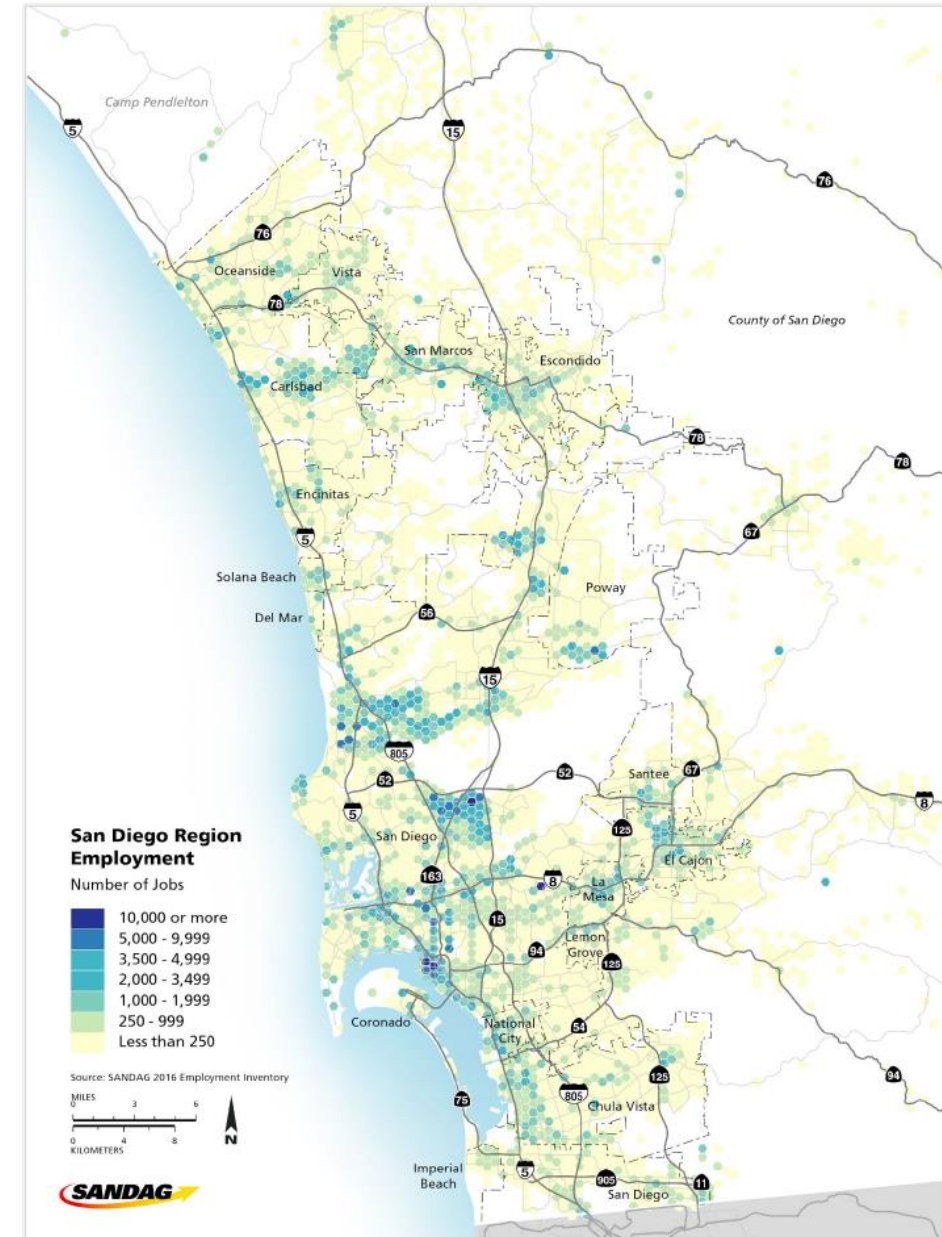




# Regional Housing Needs Assessment (RHNA)

Income Categories	%	Units
Very low	24.7%	42,332
Low	15.5%	26,627
Moderate	17.3%	29,734
Above moderate	42.5%	72,992
<b>TOTAL</b>		<b>171,685</b>

Figure 4.3: Jobs Data



# Chula Vista Allocation

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

# Current Projects (500 affordable units)

## Density Bonus Projects

### **Union Apartment**

245 Bonita Glen Dr. (91910)  
170 units, 14 affordable  
*Completed*



### **Casa Estillo (Senior)**

795 Third Ave. (91910)  
142 units, 16 affordable  
*Pre-leasing Summer 2023*



### **Azul Apartments**

310 K St. (91911)  
46 units, 3 affordable  
*Completed*



## 100% Affordable Projects

### **Casa Anita (Permanent Supportive)**

748-760 Anita St. (91911)  
96 units  
*Completed*



### **Columba @ Millenia**

Solstice/Optima (91915)  
200 units  
*Available late 2023*



### **Encelia in Village 8 East**

1910 Encelia Cir. (91913)  
175 Units  
*Waiting list currently open,  
lease up Summer 2023*





# 2022 Accomplishments



## Emergency Rental Assistance Program

- Ended in March 2022
- Total of 2,842 households assisted
- Over \$40,000,000 expended for housing stability



## First-Time Homebuyer Program

- Relaunched in November
- Provides up to \$120,000 in gap financing
- San Diego Housing Commission <https://www.sdhc.org>



## Community Housing Improvement Program

- Provides rehabilitation loans for minor home repair
  - Up to \$24,999 for single-family
  - Up to \$10,000 for mobilehome

# 2022 Accomplishments



## Tenant Protection Ordinance

- Approved November 1
- Provides greater protections for No-Fault Termination of Tenancy



## Accessory Dwelling Units (ADU) Streamlining

- SANDAG Housing Accelerator Program Grant
- Pre-Approved Plan Sets / Pilot Loan Program / Dedicated Webpage
- Summer 2023

# What to Expect in 2023



**Housing Production  
Task Force**



**April 2023 Council  
Workshop**



**Permanent  
Supportive Housing**



**Balanced  
Communities Policy**





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# Item 8.2 Recommended Action

Accept the Annual Reports.