

HOUSING ELEMENT 2023 ANNUAL PROGRESS REPORT

EXECUTIVE SUMMARY

Some significant facts about affordable housing efforts during the 2023 calendar year (January 1, 2023 to December 31, 2023) include:

Rental Assistance

- Thirty seven (37) households received HOME funded Tenant Based Rental Assistance (TBRA), nine (9) of which were issued directly by the City and four (4) of these were referrals made through the City's Homeless Outreach Team, targeting households who are literally homeless or are at risk of being homeless. Twenty-eight (28) were issued through SBCS for households experiencing housing instability, mainly families.
- Four (4) households received Rapid Re-Housing rental and/or security deposit assistance (for those who are literally homeless).
- Through the Hotel Motel Voucher Program the City assisted five (5) homeless individuals with temporary bridge sheltering as they navigated towards a more permanent housing solution.
- A total of 13 applications were received for the Community Housing Improvement Program (CHIP). Six (6) households successfully completed their home repairs through CHIP during 2023.
- Twelve (12) households were assisted through SBCS's Homeless Prevention Program and fifteen (15) through the City's ESG Homeless Prevention Program.

First Time Homebuyer Assistance

- The First Time Homebuyer Program continued in 2023, with administrative support from the San Diego Housing Commission. 7 applications were received, and 5 loans were issued in 2023.

Code Enforcement Activities

- In 2023 Code Enforcement conducted a total of 237 inspections for apartment communities through the Multifamily Housing Inspection Program.
- Through Title 25, Code Enforcement staff has completed 185-unit inspections throughout various mobilehome parks in 2023.
- For the year 2023, out of 823 complaints received by Code Enforcement, 464 were from private residential properties that fit the category of building without a permit, inoperable vehicles and trash, junk debris.

Neighborhood Revitalization

Engineering CIP Completed in the west side of Chula Vista

Renovation of Loma Verde Rec Center/Aquatic (GGV0247)

Funding Source	Total Project Budget	Amount Expended in FY23
Measure P	\$22,486,629	\$13,233,647
ARPA Funding (fund 713)	\$10,000,000	\$ 2,913,102
Total	\$32,486,629	\$16,146,749

From City website:

<https://www.chulavistaca.gov/departments/parks-and-recreation/community-centers/loma-verde-aquatic-center>

Loma Verde has been serving the Chula Vista community since 1971 and underwent a full-facility renovation starting in 2021 and reopened in 2023. Amenities at the facility include a splash pad and two pools that are heated year-round, as well as indoor changing rooms, family changing rooms, and an event space. The competition pool is heated to 79-81 degrees and is used for lap swim, deep water fitness classes and is available for team rentals. The recreation pool is heated to 85-87 degrees and is used for swim lessons, water fitness classes, open swim and lap swim for casual or beginner swimmers.

Public Facility Improvement Project (Bridge Shelter Project) (GGV0254)

Funding Source	Total Project Budget	Amount Expended in FY23
Grant	\$2,000,000	\$1,084,014
CDBG(CIP)	\$4,554,451	\$2,872,500
Total	\$6,554,451	\$3,956,514

The “Public Facility Improvement project (City CIP GGV0254)” developed an empty City property to construct a bridge shelter for the City’s unhoused population. The development consists of 66 double-occupancy micro-unit homes, laundry facilities, restrooms, and showers. The project also included civil site improvements such as new site utilities, storm drain and sewer infrastructure upgrades, and onsite vehicular parking and access. Construction began in July 2022 and was completed in August 2023.

Faivre & Broadway Sidewalk Improvements (GGV0255)

Funding Source	Total Project Budget	Amount Expended in FY23
CDBG(CIP)	\$600,000	\$308,410
Total	\$600,000	\$308,410

The “Faivre & Broadway Sidewalk Improvement Project (City CIP GGV0255)” is located adjacent to the new City bridge shelter (CIP GGV0254) and provides a sidewalk on the south side

of Faivre Street for public use. A portion of 27th Street was also improved to provide a pedestrian path to the City bridge shelter site. The project also extended the utilities within the right-of-way to provide electrical, cable, water, storm drain and sewer services to serve the City bridge shelter site.

RMRA Major Pavement Rehabilitation FY2019-20 (STM0400)

Funding Source	Total Project Budget	Amount Expended in FY23
Gas Tax	\$4,489,341	\$2,409,624
TransNet	\$1,134,000	\$445,247
CIP Fund	\$210,000	\$7,121
Total	\$5,833,341	\$2,861,992

RMRA Major Pavement Rehabilitation FY2020-21 (STM0401)

Funding Source	Total Project Budget	Amount Expended in FY23
Gas Tax	\$4,652,051	\$4,442,663
TransNet	\$ 975,460	\$528,950
Total	\$5,627,511	\$4,971,613

STM0400 and STM0401 were citywide pavement rehabilitation projects and included approximately \$1.1M in paving within the Montgomery area last year.

Conservation and Energy Efficiency

- The 2017 CAP is still being implemented while a new CAP is being developed and expected to be released in 2024. Key implementation items include: San Diego Community Power has fully enrolled eligible Chula Vista accounts and as of 2022 was providing 26% cleaner electricity; the Building Energy Saving Ordinance for commercial, industrial and multifamily properties is seeing up to 40% of covered properties reporting their energy usage; energy efficiency kits continue to be checked out from the libraries; and the Chula Vista Climate Action Challenge is still a resource for community-members. The Chula Vista Community EV Shuttle, launched in June 2022, has offset more than 30,000 rides and reduced more than 33 MTCO₂. There are currently no energy related reach codes but staff are evaluating new potential options, such as a high performance requirement for new construction.

Accessory Dwelling Unit Construction

- A total of 148 accessory dwelling unit building permits were issued during 2023.
- In 2022 the City received a grant award through the SANDAG Housing Acceleration Program (HAP) to develop permit-ready pre-approved ADU plans, a one-stop shop website for ADU development, and planning software. Development of the program was 90% complete by the end of 2023.

Affordable Housing Production and Preservation

- During 2023 over 300 affordable units were leased up.
- A total of 106 Short-Term Vacation Rental Licenses were permitted in 2023.
- The City of Chula Vista Department of Housing & Homeless Services website was updated in 2023 to reflect current state law around density bonus and updated the application.
- City continued to work with developers to issue bonds for the creation of affordable housing. Meta Housing closed a supplemental CDLAC allocation bond of \$4 million in April 2023. In late 2023 the City received notification of tax allocations being awarded to a 56 senior low income complex, Congregational Suites, with an expected closing in April 2024.

Emergency Shelters

- The city opened its first emergency shelter in May 2023 utilizing pallet homes, the first of its kind in the San Diego Region. The City secured a \$2 million grant from the County of San Diego to fund additional capital improvements to the shelter in the next calendar year.

Chula Vista 6th Cycle 2021-2029

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	2										3	4
Income Level	RHNA Allocation by Income Level	Projection Period 06/30/2020- 04/29/2021	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	46	95	-	-	-	-	-	-	153	2,597	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	1,777	-	65	276	58	-	-	-	-	-	399	1,378	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	1,911	-	-	-	-	-	-	-	-	-	-	1,911	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		4,667	1,753	749	804	821	-	-	-	-	-	4,127	540	
Total RHNA		11,105												
Total Units			1,765	860	1,175	879	-	-	-	-	-	4,679	6,426	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining	
	Extremely low-income Need													
Extremely Low-Income Units*		1,375	29	-	-	-	-	-	-	-	-	29	1,346	