

Category	Prohousing Policy Description	Potential Points	Current Self Score	Draft Response / Difficulty Level / Comments	Alignment with other City goals and objectives (Housing Element, CAP, etc.)
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total or income category.	3	0		
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones.	3	1	On May 3, 2022, Chula Vista adopted ordinance 3519 amending the City's municipal code to allow two-unit residential developments and urban lot split parcel maps in single-family zones.	
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total or income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above.	2	0		
1D	Density bonus programs which exceed statutory requirements by 10 percent or more.	2	0		
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law (e.g., permitting more than one ADU or JADU per single-family lot). These policies shall be separate from any qualifying policies under Category (1)(B) above.	2	0		
1F	Reducing or eliminating parking requirements for residential development as authorized by Government Code sections 65852.2, adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Government Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Government Code section 65915, subdivision (p).	2	0		
1G	Zoning to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1	3	The Central Commercial (C-C) zone and multiple zones within the Urban Core and Palomar Gateway District Specific Plans allow for mixed commercial-residential projects. These zones contribute to multiple planning objectives, including: providing a mix of compatible land uses, creating walkable neighborhoods, reducing traffic and air pollution. (Enhancement Factor 1)	Land Use and Transportation Element Chapter 5.4.3 Smart Growth Principles
1H	Modification of development standards and other applicable zoning provisions to promote greater development intensity. Potential areas of focus include floor area ratio; height limits; minimum lot or unit sizes; setbacks; and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1	2	The Urban Core Specific Plan and Palomar Gateway District Specific Plan allow higher floor area ratio to promote greater density in Location Efficient Communities. The Palomar Gateway District Specific Plan promotes a pedestrian, bicycle, public transit, and private automobile-supportive development environment by integrating these mobility elements with a complementary mix of land uses, all within a comfortable walking and bicycling distance from the light rail station. The Urban Core Specific Plan provides framework for additional mobility options by creating linkages between the Urban Core, the Bayfront, and east Chula Vista and encouraging increased pedestrian, bicycle, and transit activity. (Enhancement Factor 5)	
1I	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.	1	0		
1J	Demonstrating other zoning and land use actions that measurably support the Acceleration of Housing Production.	1	0		
2A	Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing.	3	3	Chula Vista's Sectional Planning Area (SPA) Plans allow ministerial single-family production. Objective Design Standards that include a ministerial approval process for multifamily production were approved by City Council in winter of 2023.	
2B	Establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2	2	Chula Vista currently has 18 Sectional Planning Area (SPA) plans with certified Environmental Impact Reports and CEQA analysis, enabling the streamlining of housing production on projects that do not exceed the approved amount of units.	
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law (Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2	2	Chula Vista frequently uses categorical exemptions 15303 and 15332 to streamline housing development at the project level. Proposed housing developments at the following locations have been approved recently through these exemptions: 524 Park Way 15303 Conversion of single-family to 3 units and 1431 Tobias Dr. 15332 In-fill exemption for four duplexes.	
2D	Establishment of permit processes that take less than four months. Policies under this Category (2)(D) must address all approvals necessary to issue building permits.	2	0		
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2	0		
2F	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1	0		
2G	Absence, elimination or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1	1	Objective Design Standards were approved by City Council in winter of 2023.	Housing Element Implementation Program 2.9 - Objective Design Standards
2H	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1	1	The Development Services Department operates a one-stop front counter that combines building, fire, planning and engineering services to facilitate project review.	Housing Element Implementation Program 2.11
2I	Priority permit processing or reduced plan check times for ADUs/JADUs, multifamily housing, or homes affordable to lower- or moderate-income households.	1	1	Chula Vista offers a permit ready program for ADUs that reduces plan check times due to the plans being preapproved. The preapproved plans will be available to the public by July 2024.	HE Implementation Program 2.17
2J	Establishment of a standardized application form for all entitlement applications.	1	1	Chula Vista has one discretionary permit application for all projects.	
2K	Practice of publicly posting status updates on project permit approvals on the Internet.	1	1	Project information may be viewed through Accela's Citizen Access portal, available here: <a href="https://permits.chulavistaca.gov/citizenaccess/chulavista.aspx?_gan=2.235504835.312329.066.1691696023-1384842935.1691696023">https://permits.chulavistaca.gov/citizenaccess/chulavista.aspx?_gan=2.235504835.312329.066.1691696023-1384842935.1691696023</a> A map with permit information may be accessed here: <a href="https://www.chulavistaca.gov/departments/development-services/city-projects">https://www.chulavistaca.gov/departments/development-services/city-projects</a>	

2L	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to Category (2)(E) are not eligible for points under this Category (2)(L).	1	0		
2M	Demonstration of other actions, not listed above, that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1	1	By the end of 2024, project intakes will be completely digital and will include the ability for all departments to provide comments digitally on the same set of plans, thereby reducing approval times.	
3A	Waiver or significant reduction of development impact fees for residential development.	3	3	Chula Vista grants development impact fee credits to redeveloped sites based on previous uses. For example, if a developer replaces a commercial strip mall with multifamily housing, the City provides fee credits, at the current rates, for the fees that the office building is presumed to have paid. This can be a substantial credit toward fees.	
3B	Adoption of ordinances or implementation of other mechanisms that result in less restrictive requirements than Government Code sections 65852.2 and 65952.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2	4	The City collaborated with a third party to develop pre-approved ADU plans for release by July of 2024, reducing cost and staff review time. The pre-approved plans promote multiple planning objectives, such as efficient land use and affordable housing. (Enhancement Factor 1)	Objective LUT 36 - Provide additional housing opportunities to accommodate anticipated population needs. Housing Element Goal 3 Create opportunities for affordable housing
3C	Adoption of other fee reduction strategies separate from Category (3)(A) above, including fee deferrals and reduced fees for housing for persons with special needs.	1	1	<a href="https://chulavista.municipal.codes/CVMC/3.56">A Community Facilities District was created that includes a large area of developable (or re-developable) property west of I-805. If approved by Council a builder can annex their property into CFP 17-I. They defer certain fees for 10 years and pay them back annually in years 11-20, including accrued interest. Fees are collected on the property tax bill so the obligation goes with the land. https://chulavista.municipal.codes/CVMC/3.56</a>  <a href="https://chulavista.municipal.codes/CVMC/3.56">In 2009 the City Council adopted an ordinance to defer the payment of eligible development impact fees from building permit issuance to final inspection in response to the recession. In 2014 the Council adopted an ordinance to make the fee deferral program permanent. https://chulavista.municipal.codes/CVMC/3.56 This reduces the need for so much cash up front for builders as the fees can be paid more closely to when the home is sold, and revenue is available to pay the fees.</a>	
3D	Promoting innovative housing types (e.g., manufactured homes, recreational vehicles, park models) that reduce development costs.	1	2	Chula Vista permits manufactured homes and tiny homes that meet the requirements of the California Building Code. Chula Vista also has a mobile home rent control program to reduce displacement of lower income households and conserve existing housing stock that is affordable to lower income households. (Enhancement Factor 4)	HE Implementation Item 2.19 - Facilitate tiny home development
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; transit-related improvements; or establishment of carshare programs.	1	1	We use the ATP Master Plan to give direction to developers (including our own CIP projects) of required pedestrian and bicycle facilities along their frontage. The Shared Micro-mobility Device program has been in the pilot phase for several years but unfortunately companies were unable to establish sustainable operations in our City.	Active Transportation Plan, Climate Action Plan, Palomar Gateway Specific Plan
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1	0		
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1	0		
3H	Demonstration of other actions, not listed above, that quantifiably reduce construction or development costs.	1	0		
4A	Establishment of local housing trust funds or collaboration on a regional housing trust fund.	2	2	Chula Vista maintains account #313533 (Housing - Inclusionary) to receive deposits from inclusionary-in-lieu fees as well as certain loan repayments, regional agency matching funds and other sources. Funds from the account are restricted for affordable housing.	
4B	Provide grants or low-interest loans for ADU/JADU construction affordable to lower- and moderate-income households.	2	3	We currently have the Loan Pilot Program, which provides financing support to low-income property owners looking for assistance in building ADUs. The ADUs are restricted to low-income tenants for 30 years (Enhancement Factor 8).	
4C	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to lower income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2	0		
4D	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to lower income households.	2	0		
4E	Directed residual redevelopment funds to affordable housing.	1	0		
4F	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source.	1	0		
4G	Prioritization of local general funds for affordable housing.	1	0		
4H	Demonstration of other actions, not listed above, that quantifiably promote, develop, or leverage financial resources for housing.	1	1	Housing Element Implementation Program 4.4 Housing Assistance Funds: 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.	
	<b>Total</b>	<b>60</b>	<b>36</b>		

Enhancement Factors

Category	Prohousing Policy Description	Potential Points
1	Policy that represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, affordable housing, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) to improve lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCACHCD Opportunity Maps, and disadvantaged communities pursuant to California Senate Bill 535 (2012).	1
4	Policies that go beyond state law requirements in reducing displacement of lower income households and conserving existing housing stock that is affordable to lower income households.	1
5	Rezoning and other policies that support high-density development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the most recently updated TCACHCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards affirmatively furthering fair housing pursuant to Government Code section 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1