

HOUSING ELEMENT 2024 ANNUAL PROGRESS REPORT

EXECUTIVE SUMMARY

Some significant facts about affordable housing efforts during the 2024 calendar year (January 1, 2024 to December 31, 2024) include:

Rental Assistance

- Twenty (20) new households received HOME Investment Partnership (HOME) funded Tenant-Based Rental Assistance (TBRA), thirteen (13) of which were issued directly by the City and seven (7) were referrals made through the City's Homeless Outreach Team, targeting households who are literally homeless or are at risk of being homeless. An additional thirty-one (31) households, mainly families, experiencing homelessness received this assistance through SBCS.
- Nineteen (19) 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 twenty-two (22) applications were received for the Community Housing Improvement Program (CHIP). Seven (7) households successfully completed their home repairs through CHIP during 2024.
- Fifty-two (52) households were assisted through SBCS's Homeless Prevention Program.

First Time Homebuyer Assistance

- The First Time Homebuyer Program continued in 2024, with administrative support from the San Diego Housing Commission. Two (2) applications were received, and one (1) loan was issued in 2024.

Code Enforcement Activities

- In 2024 Code Enforcement conducted a total of 235 inspections for apartment communities through the Multifamily Housing Inspection Program.
- Through Title 25, Code Enforcement staff has completed 284-unit inspections throughout various mobile home parks in 2024.
- For the year 2024, out of 2,117 complaints received by Code Enforcement, 355 were from private residential properties that fit the category of building without a permit, inoperable vehicles and trash, junk debris.

Neighborhood Revitalization
Traffic Improvements

These traffic improvement projects successfully enhanced pedestrian safety and upgraded the City's traffic signal infrastructure. The Lead Pedestrian Interval (LPI) signal operations provided pedestrians with a head start at key intersections, reducing risks at locations with a history of pedestrian incidents. Additionally, the projects upgraded signal equipment, intersection striping, and improved traffic signal communication networks with fiber optic and wireless broadband, modernizing legacy systems and improving overall traffic flow and safety.

TRF0418 Installation of Lead Pedestrian Interval Traffic Signal Ops	FY24 Expenditures \$1.7M Highway Safety grant \$35k Traffic Signal Fund Total \$1.7M
TRF0403 Traffic Signal Communication Improvements	\$345k (TDIF)

ADA Pedestrian Curb Ramps Program & ADA Pedestrian Curb Ramps

This project constructed ADA-compliant pedestrian curb ramps at intersections throughout the city from 2019-2024, enhancing mobility and ensuring compliance with the Americans with Disabilities Act.

Pavement Projects

The following projects were funded by Gas Tax, TransNet and CIP Fund. Pavement maintenance and rehabilitation projects completed work at citywide locations, including locations in West Chula Vista.

STM0400 RMRA Major Pavement Rehabilitation FY19/20	FY24 Expenditures \$114K CIP Fund \$1.7M Gas Tax \$689K TransNet Total \$2.5M
STL0455 Pavement Maintenance Program	\$715K Gas Tax \$11K TransNet Total \$726K
STL0457 RMRA Pavement Maintenance	\$703K (Gas Tax)
STM0408 Pavement Major Rehabilitation	\$189k (TransNet)

Sewer Manhole Rehabilitation

Project completed repairing, relining or replacement of deteriorating sewer manholes within the sewer collections system at various citywide locations from 2019-2024.

Fire Station #1 Repair/Replace (Measure P)

The renovation of Fire Station No. 1, a vital hub for Chula Vista's fire protection for over 75 years, has been completed. The \$8.8 million project, funded by Measure P, modernized the station with new living spaces, upgraded facilities, and improved infrastructure to enhance operational efficiency and response times. These improvements ensure that Fire Station No. 1 can continue to meet the needs of the community, benefiting residents by enhancing emergency response capabilities and supporting the overall growth and revitalization of the surrounding area.

Conservation and Energy Efficiency

- Implementation of the 2017 Climate Action Plan (CAP) continues as a new CAP is being developed and expected to be released in 2025. Key implementation items include: San Diego Community Power continues to provide electricity to Chula Vista customers with 14% less greenhouse gas emissions than the traditional utility as of 2023; the Building Energy Saving Ordinance for commercial, industrial and multifamily properties is seeing almost 50% 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 has completed its last year as a resource for community-members.

Accessory Dwelling Unit Construction

- A total of 198 accessory dwelling unit building permits were issued during 2024.
- 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. The program was completed in 2024 with twelve (12) sets of plans available to the public at no cost.

Affordable Housing Production and Preservation

- During 2024 168 affordable units were leased up.
- A total of 101 Short-Term Vacation Rental Licenses were permitted in 2024.
- The Housing & Homeless Services Department created an inclusionary ordinance to codify the City's requirement of 10% of units on projects of twenty (20) units or more being affordable (5% moderate and 5% low), with alternative options also available, such as in-lieu fees. The City's density bonus ordinance was also amended to defer to state law in order to use resources for other projects rather than continuously updating our ordinance. Density bonus law has gotten to the point that the law is amended annually.
- In 2024, the Chula Vista Housing Authority adopted a resolution that updated its bond policies. The revised policies require the Chula Vista Housing Authority to be the bond issuer for affordable housing developments except when a developer has a compelling

reason to use an outside issuer. In 2024, the City held "TEFRA" Hearings to approve the issuance of tax-exempt bonds for the following projects in accordance with the Tax Equity and Fiscal Responsibility Act of 1982:

- Congregational Place, financing the construction of an affordable senior development located at 305 E Street.
- Citrus Villa, financing the construction of an affordable senior development located at 178 Third Avenue.
- Encelia - financing the conversion of multifamily revenue notes to the permanent phase of financing for an affordable family development located at 1910 Encelia Circle.
- Seniors on Broadway, financing the rehabilitation of a senior development located at 845 Broadway.
- Teresina Apts, financing the acquisition and rehabilitation of a family development located at 1250 Santa Cora Avenue.

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. In calendar year 2024, 72 clients were enrolled in the shelter with 22 positive exits.

Chula Vista

6th Cycle 2021-2029

Table B												
Regional Housing Needs Allocation Progress												
Permitted Units Issued by Affordability												
1		2									3	4
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
2,750	12	46	95	-	14	-	-	-	-	-	167	2,583
	-	-	-	-	-	-	-	-	-	-		
1,777	-	65	276	58	41	-	-	-	-	-	440	1,337
	-	-	-	-	-	-	-	-	-	-		
1,911	-	-	-	-	-	-	-	-	-	-	-	1,911
	-	-	-	-	-	-	-	-	-	-		
4,667	1,753	749	804	821	1,588	-	-	-	-	-	5,715	-
11,105												
	1,765	860	1,175	879	1,643	-	-	-	-	-	6,322	5,831
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
1,375		29	-	-	7	-	-	-	-	-	36	1,339