

ATTACHMENT 3



RECOMMENDATIONS

	Existing Policy	Initial Policy Recommendations (Oct 2023)	Revised Policy Recommendations (Mar 2024)
Inclusionary Unit Requirement	10%	10%	10%
Project Size Threshold *	All new residential development with 50 or more units	All new residential development, with pro rata in lieu fee for fractional units	All new residential development with 10 or more units
Ownership Housing Affordability Mix	50% moderate- and 50% low-income	50% moderate- and 50% low-income	50% moderate- and 50% low-income
Rental Housing Affordability Mix	50% moderate- and 50% low-income	30% moderate-, 30% low-, and 40% very low-income	50% moderate- and 50% low-income



March 22, 2024

Brian Warwick
Housing Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

AFFILIATES

*California Building
Industry Association*

*National Association
of Home Builders*

Re: Revised Inclusionary Housing Ordinance Comments

Dear Brian,

On behalf of the Building Industry Association of San Diego County (BIA), I'd like to thank you for the opportunity to provide comments to the City of Chula Vista's (City) revised draft amendments to the Inclusionary Housing Ordinance (Ordinance). We appreciate the willingness by City staff to meet with the BIA and consider the initial comments we provided last month. We also appreciate staff dedicating the time to host another briefing to review the revised language and answer questions from our members.

After review, we are generally supportive of the revised amendments to the Ordinance but would like to provide the following two comments.

First, we ask the City heed caution in lowering the threshold for application of the Ordinance from 50 units to 10 units. As mentioned previously, we believe this will reduce opportunities for infill development projects, particularly in the western portions of the City. Inclusionary requirements for small developments, and/or fractional in-lieu fees, will increase the barrier to entry for families redeveloping their own properties to build family wealth and significantly discourage infill development/redevelopment in Chula Vista.

Second, in the future we believe the City may need to consider a cap on the application of the in-lieu fee. Since the fee will now be on a square foot basis, if the City is not seeing the development of family-sized homes, the in-lieu fee could be discouraging construction of those homes. As you know, it's important the City have varying housing options for its residents, and we want to ensure the City is not going to experience an overdevelopment of one particular housing type.

We thank you for your willingness to work with the BIA in the development of this Ordinance, and appreciate the amount of time staff has dedicated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Holt Pfeiler', is written over a light blue horizontal line.

Lori Holt Pfeiler
President & CEO

March 22, 2024

Brian Warwick
Housing Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Re: Comments on the Revised Draft Inclusionary Housing Ordinance

Dear Brian,

HomeFed thanks the City for the opportunity to participate in the robust stakeholder engagement process undertaken between July 2023 and March 2024 related to the updating the Inclusionary Housing Ordinance. Staff's iterative review of draft methodology, the ordinance, and the in-lieu fee structure with building industry stakeholders, and the incorporation of revisions responding to stakeholder input is appreciated.

HomeFed invests significant time and resources in stakeholder participation with the City and crafting of comments. As such, we especially appreciate the thoughtful ordinance updates staff integrated into the March 5, 2024 version that directly responded to key concerns from the development community.

Please accept this letter as supporting and reinforcing all comments in the letter from the Building Industry Association submitted on March 22, 2024.

HomeFed supports City adoption of the March 5, 2024 version of the Inclusionary Housing Ordinance. We look forward to continuing this important stakeholder relationship with the City to support a financially feasible and sustainable development climate in Chula Vista.

We thank you for the opportunity to provide input and appreciate the time and effort staff has dedicated.

Sincerely,



Nicholle N. Wright, AICP
Community Development Project Manager

Chris Stanley

From: Brian Warwick
Sent: Tuesday, April 16, 2024 10:05 AM
To: Chris Stanley
Subject: FW: Affordable Housing Changes

Brian Warwick

Housing Manager

Department of Housing & Homeless Services
276 Fourth Avenue, Bldg. A | Chula Vista, CA 91910
(619) 409-5982 | bwarwick@chulavistaca.gov



From:
Sent: Monday, March 18, 2024 11:55 AM
To: Stacey Kurz <SKurz@chulavistaca.gov>; Brian Warwick <bwarwick@chulavistaca.gov>
Cc: Maria Kachadoorian <mkachadoorian@chulavistaca.gov>; Tiffany Allen <TAllen@chulavistaca.gov>
Subject: Affordable Housing Changes

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Stacey, I want to recognize the hard work you and the staff put in on the updates to the ordinance. Brian did a great job shepherding us through the process. Most notably we stake holders feel our concerns were understood, which is not always the case in other jurisdictions. I have reservations with lowering the exempt status to 10 as I think it will have a negative effect on infill projects, but time will tell. Good job, and this in part, is why CV enjoys a responsible and responsive relationship with the development community. We recognize that we are partners with the City in shaping the future of Chula Vista.
Kevin O'Neill