

**Please Start Here**

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Reporting Calendar Year	2018
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**Submittal Instructions**

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400.

There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Table A

Housing Development Applications Submitted

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes				
1		2		3	4							5	6	7	8	9	10		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	565-032-0600	49 OAKLAWN AV		DR18-0003	5+	R	03/15/2018							735	735	130			
	643-060-6200	SOLSTICE AV	Pinnacle Millenia	DR18-0004	SFA	O	03/16/2018							4	4	4			
	573-130-0600	376 I ST	ADU	DR18-0005	ADU	R	04/03/2018							126	126	126			
	618-151-1000	571 MOSS ST		DR18-0007	2 to 4	R	04/26/2018							1	1			In-Review	
	622-071-1400	1350 INDUSTRIAL BL		DR18-0010	2 to 4	R	05/23/2018							3	3			In-Review	
	6190101400	354 MOSS ST		DR18-0016	5+	O	08/14/2018							72	72			In-Review	
	6443111600	CARPENTERIA ST	OR VLG 2	DR18-0017	SFD	O	08/17/2018							16	16			In-Review	
	5734500500	310 K ST		DR18-0019	5+	R	10/24/2018							1	1			In-Review	
	5680710100	201 THIRD AV		DR18-0020	5+	R	10/25/2018							46	46			In-Review	
	5684110200	435 FOURTH AV		DR18-0021	2 to 4		11/01/2018							23	23			Applied	
	6443100600	SANTA VICTORIA RD	OR VLG 2	DR18-0023	2 to 4	O	11/15/2018							4	4			No Comment	
	5684104100	353 ROOSEVELT ST		DR18-0025	5+	R	11/29/2018							106	106			In-Review	
		MILLENNIA AV	Revel Millenia	DR18-0027	5+	R	12/03/2018							8	8			In-Review	
	6180103200	676 MOSS ST		DR18-0028	5+	O	12/04/2018							159	159			Withdrawn	
	6431200200	1227 EASTLAKE PW		DR18-0029	SFD	O	12/13/2018							141	141			Applied	
														26	26			In-Review	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																															
Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits						Affordability by Household Incomes - Certificates of Occupancy										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below																															
618301040C	6430620900	475 OXFORD ST A&B	Evo	BR15-0001	2 to 4	O																15	1762	1777							290
		2060 FOXTROT LP	MILLENNIA	BR15-0072	2 to 4	O																	104/05/2018	1							
		1084 BROADWAY	LIMON CONDOMINIUMS	BR16-0039	2 to 4	O																	3/09/11/2018	3							
		1793 SANTA CRISTINA AV	SIGNATURE OR VLG 2 R-20	BR16-0076	SFD	O																	3/04/23/2018	3							
		1797 SANTA CRISTINA AV	SIGNATURE OR VLG 2 R-20	BR16-0077	SFD	O																	1/09/11/2018	1							
		1801 SANTA CRISTINA AV	SIGNATURE OR VLG 2 R-20	BR16-0078	SFD	O																	1/09/11/2018	1							
		3212 CORTE MELANO BELLA LAGO	VISTA DEL CIELO	BR16-0139	SFD	O																	1/02/05/2018	1							
		2885 GATE THREE PL	Z MILLENNIA	BR16-0149	SFD	O																	1/03/29/2018	1							
		2125 CELESTIAL WY	Z MILLENNIA	BR16-0208	2 to 4	O																	4/01/04/2018	4							
		1848 OBSERVATION WY	Z MILLENNIA	BR16-0209	2 to 4	O																	4/01/04/2018	4							
		2134 STELLAR WY 1-5	Z MILLENNIA	BR16-0210	5+	O																	5/01/04/2018	5							
		2140 STELLAR WY	Z MILLENNIA	BR16-0211	SFA	O																	5/01/04/2018	5							
		2137 STELLAR WY 1-5	Z MILLENNIA	BR16-0212	5+	O																	5/01/04/2018	5							
		2144 STELLAR WY 1-4	Z MILLENNIA	BR16-0213	2 to 4	O																	4/01/04/2018	4							
		2127 STELLAR WY 1-4	Z MILLENNIA	BR16-0214	2 to 4	O																	4/01/04/2018	4							
		1855 OBSERVATION WY 1-6	Z MILLENNIA	BR16-0215	5+	O																	6/01/04/2018	6							
		2145 CELESTIAL WY	Z MILLENNIA	BR16-0216	2 to 4	O																	4/01/04/2018	4							
		2394 ELEMENT WY	Z MILLENNIA	BR16-0217	5+	O																	5/01/04/2018	5							
		2135 CELESTIAL WY	Z MILLENNIA	BR16-0218	5+	O																	5/01/04/2018	5							
		2126 CELESTIAL WY	Z MILLENNIA	BR16-0219	2 to 4	O																	4/01/04/2018	4							
		2395 ELEMENT WY	Z MILLENNIA	BR16-0220	2 to 4	O																	3/01/04/2018	3							
		2136 CELESTIAL WY	Z MILLENNIA	BR16-0221	5+	O																	5/01/04/2018	5							
		2019 ELEMENT WY	ELEMENT MILLENNIA	BR16-0261	SFD	O																	1/01/04/2018	1							
		2031 ELEMENT WY	ELEMENT MILLENNIA	BR16-0262	SFD	O																	1/01/04/2018	1							
		2015 ELEMENT WY	ELEMENT MILLENNIA	BR16-0263	SFD	O																	1/01/04/2018	1							
		2035 ELEMENT WY	ELEMENT MILLENNIA	BR16-0264	SFD	O																	1/01/04/2018	1							
		2011 ELEMENT WY	ELEMENT MILLENNIA	BR16-0265	SFD	O																	1/01/04/2018	1							
		2039 ELEMENT WY	ELEMENT MILLENNIA	BR16-0266	SFD	O																	1/01/04/2018	1							
		2023 ELEMENT WY	ELEMENT MILLENNIA	BR16-0267	SFD	O																	1/01/04/2018	1							
		2027 ELEMENT WY	ELEMENT MILLENNIA	BR16-0268	SFD	O																	1/01/04/2018	1							
		2051 ELEMENT WY	ELEMENT MILLENNIA	BR16-0269	SFD	O																	1/01/04/2018	1							
		2059 ELEMENT WY	ELEMENT MILLENNIA	BR16-0270	SFD	O																	1/01/04/2018	1							
		2055 ELEMENT WY	ELEMENT MILLENNIA	BR16-0271	SFD	O																	1/01/04/2018	1							
		2063 ELEMENT WY	ELEMENT MILLENNIA	BR16-0272	SFD	O																	1/01/04/2018	1							
		1148 CAMINO LEVANTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0352	SFD	O																	1/05/31/2018	1							
		1132 CAMINO LEVANTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0353	SFD	O																	1/05/31/2018	1							
		1138 CAMINO LEVANTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0354	SFD	O																	1/05/31/2018	1							
		1128 CAMINO LEVANTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0355	SFD	O																	1/05/31/2018	1							
		1152 CAMINO LEVANTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0356	SFD	O																	1/05/31/2018	1							
		1124 CAMINO LEVANTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0357	SFD	O																	1/05/31/2018	1							
		1144 CAMINO LEVANTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0358	SFD	O																	1/05/31/2018	1							
		1174 CAMINO LEVANTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0359	SFD	O																	1/08/23/2018	1							
		2005 PLAZA AMBIENTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0360	SFD	O																	1/08/23/2018	1							
		2009 PLAZA AMBIENTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0361	SFD	O																	1/08/23/2018	1							
		2007 AVENIDA PALOMINO	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0362	SFD	O																	1/08/23/2018	1							
		1168 CAMINO LEVANTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0363	SFD	O																	1/08/23/2018	1							
		2006 PLAZA AMBIENTE	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0364	SFD	O																	1/08/23/2018	1							
		2008 AVENIDA PALOMINO	SEVILLE ESCAYA/OR VLG 3 R 9	BR16-0365	SFD	O																	1/08/23/2018	1							



**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	3209	69			22						91	3118
	Non-Deed Restricted												
Low	Deed Restricted	2439	371			186						572	1867
	Non-Deed Restricted							15					
Moderate Above Moderate	Deed Restricted	2257										328	1929
	Non-Deed Restricted		302	11		2	13						
Total RHNA		12861	2300	956	689	849	1043	1762				7599	
Total Units 44			3042	967	689	1059	1056	1777				8590	6914

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas



Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1.1 Rehabilitation of Owner Occupied Housing	Continue implementation of the City's Community Housing Improvement Program (CHIP) for low-income homeowners. Leverage its Home Upgrade, Carbon Downgrade (HUCD) program to better serve low-income and moderate-income residents. Integrate the HUCD program into the City's First-Time Homebuyers Program as an optional financing tool.	2021	Two (2) mobilehomes and one (1) single family home were provided assistance for the repair/rehabilitation of their home through the City's Community Housing and Improvement Program. Program participation has fluctuated due to eligibility levels of participants due to credit, home loan values and availability of contractors to complete work.  During 2018, the Property Assessed Clean Energy (PACE) programs, a private-public partnership, financed over 447 projects for a total of more than \$13 million in energy and water upgrades. Over 340 no-cost home and business energy evaluations conducted, which led to over 90% of residential participants implementing a <del>recommended energy saving behavior or retrofit</del> .
1.1.2 Encourage Climate Resilient Design Techniques	To support the City of Chula Vista's Climate Action Plan and its related goals, the City supports the following design measures to improve climate change resilience: design natural ventilation and passive solar into residential buildings; limit internal heat by specifying high-efficiency lighting and equipment; modeling of energy performance with higher cooling design temperatures; avoid building in flood zones; elevate mechanical and electrical equipment to minimize damage and danger from flooding; specify Class A roofing to reduce risk of wildfire; and design buildings to maintain livable conditions in the event of loss of power or heating fuel, or shortages of water.	2021	During 2018, staff further incorporated resiliency to climate change into City operations through completing the Water Stewardship Plan that evaluates how we can reuse water in our community to increase water resiliency. The Property Assessed Clean Energy (PACE) program, reference Section 1.1.1, provides residents and businesses with financing for energy and water upgrades, which improve their resiliency. To date, the PACE program has financed over 210 projects for a total of more than \$5 million in energy and water upgrades.
1.1.2 Neighborhood Revitalization (Note: Program numbering duplicative in HE)	Support a program focusing financial resources and efforts that improve the conditions and appearances of neighborhoods. This on-going program will target specific low-and moderate-income neighborhoods within Western Chula Vista that can be leveraged with other public and private investments.	As resources are available	Infrastructure: Chula Vista voters approved Measure P – a temporary, ten-year, half-cent sales tax to fund high priority infrastructure needs. Collection of the sales tax began April 1, 2017. Notable improvements were made (in 2018) to public infrastructure and facilities, streets, civic and south libraries, recreation and senior centers, sports fields and courts, park improvements, traffic signals, and other improvements. A comprehensive list of improvements can be found on the City's website at <a href="http://www.chulavistaca.gov/measurp">www.chulavistaca.gov/measurp</a> .  Parks: The City received a HCD Housing-Related Parks (HRP) Program Grant in late 2017. In 2018, planning functions were underway for the improvements to Friendship Park. The project is scheduled to be completed by June 2019.  Litter: In 2018, the Beautify Chula Vista Day event (funded by a California Redemption Value grant) was 454 volunteers came out to Otay Valley Regional Park to remove graffiti removal, pick up of litter and clear invasive vegetation, Memorial Park for graffiti removal, painting, and pick up of litter, Terra Nova Park for planting of native plants, painting utility boxes, sign installation, graffiti removal and pick up of litter, and Chula Vista Community Park for graffiti removal and pick up of litter.
1.1.3 Rental Housing Rehabilitation	As part of a comprehensive neighborhood revitalization strategy, the City seeks to provide financial assistance to private property owners of existing and deteriorating multifamily rental housing within Northwest and Southwest planning areas and requiring the property owner to set aside a number of housing units for lower income households at affordable rents. Efforts will be made to target properties in such areas where privately initiated improvements in other neighborhood developments may be	As resources are available	The City continues to meet with developers as contacted regarding the inclusion of affordable housing units into existing multifamily housing. Due to current rental housing market, (e.g high rents and low vacancy rates), there is a lack of interest by private property owners in participating in this program.
1.1.4 Rental Housing Acquisition and Rehabilitation	As part of a comprehensive neighborhood revitalization strategy, the City seeks to acquire and rehabilitate existing rental housing throughout the Northwest and Southwest planning areas of the City and set aside a number of the housing units for very low-income and/or special needs households at affordable rents.	As resources are available	Due to the current competitive housing market, the City is unable to acquire and rehabilitate property.
1.1.5 Funding for Housing Related Environmental Hazard Control	Support applications for available Federal or State funding to reduce housing related environmental hazards, including lead hazard control, building structural safety, electrical safety, and fire protection to address multiple childhood diseases and injuries in the home, such as the Healthy Homes Initiative.	2021	Due to the City's budgetary reductions, funding levels, priority needs and scoring criteria, the City did not respond to the U.S. Department of HUD NOFA's for its Healthy Homes and Lead Hazard Control Programs.
1.2.1 Multifamily Housing Inspection	Provide for the continuance of a multifamily inspection program that evaluates conditions of rental housing complexes of three or more units and reports violations to the City's Code Enforcement Division regarding current health and safety codes. The City will follow up on all reports of violations to ensure the correction of any identified deficiencies.	2021	Code Enforcement staff began inspections in 2018 on 12 apartment communities through the City's Rental Housing Program. Code Enforcement opened 771 cases for individual apartments resulting from inspections of apartment communities initiated in 2018 and in the previous year.
1.2.2 Mobilehome Inspection Program	Provide for the continued systematic inspection of mobilehome and trailer park communities for compliance with Title 25 of the California Code of Regulations to promote safe and sanitary housing and neighborhoods.	2021	Through Title 25, Code Enforcement staff has completed inspections at Trailer Villa Mobilehome park with 118 mobilehome spaces. The initial preparations for inspection of Chula Vista Mobilehome Park with 166 spaces began in late 2018.
1.2.3 Code Enforcement Activities	Continue Code Enforcement activities that proactively monitor housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens.	2021	Due to the growing foreclosure issue in Chula Vista, the City adopted a Residential Abandoned Properties Program (RAPP) ordinance in August 2007, which requires mortgage lenders to inspect defaulted properties to confirm that they are occupied. If a property is found to be vacant, the program requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately begin to secure and maintain the property to the neighborhood standard. For 2018, twenty-eight (28) residential properties were registered in the Abandoned Residential Properties Program (4 condominium and 24 single family properties)  Code enforcement staff responded to 740 residential (e.g. apartments, duplexes, condominiums, mobile homes and single-family homes) complaints during 2018. For condos and single-family dwellings such activities included unpermitted construction, trash junk and debris, inoperable vehicles related. Forty-six of the complaints were related to apartment communities for such activities as mold, roach/rodent infestations

2.1.1 Water Conservation Practices	Promote the inclusion of state-of-the art water conservation practices in existing and new development projects where proven to be safe and environmentally sound through targeted policies and incentives in partnership with the local utilities. These practices can include, but are not limited to, low-flow plumbing fixtures, and EPA WaterSense-labeled	2021	During 2015, residential and commercial buildings met the Green Building Standard, which requires a 20% reduction in potable water use (compared to national standards) in new construction and major renovation projects and met the requirement for laundry water re-use pre-plumbing. Through its SDG&E Local Government Partnership, the City also distributed 23 water-savings devices to existing residences and businesses in 2018. Finally, the PACE program, as mentioned in Section 1.1.2, helped fund indoor and outdoor water conservation measures in existing buildings.
2.1.2 Landscaping-Specific Water Conservation Strategies	Promote the use of low water demand (WaterSmart) landscaping, which incorporates high efficiency irrigation and drought-tolerant plant materials in existing and new development. When developing landscape designs, encourage the minimal use of turf areas and the implementation of the City's Shade Tree Policy, which requires a certain percentage of shade coverage within parking lots and along streets excluding alleyways. Water reuse techniques, such as graywater systems, rain water harvesting, and recycled water, to meet outdoor landscaping water demand should be encouraged.	2021	The City continues to promote low water demand landscaping through its revised Landscape Water Conservation Ordinance (large parcels) and Outdoor WaterSmart Guidelines & Checklist (small parcels), both of which guide landscaping projects towards high water use efficiency.
2.1.3 New Development - Specific Water Conservation	Continue to develop, update, and enforce water-related building codes and development requirements such as the City's Landscape Water Conservation Ordinance, Green Building Standard, Design Manual, and Water Conservation Plan Guidelines (or their equivalent) as part of the residential development review and approval process. Developers shall provide homebuyers with an "Outdoor WaterSmart Package" at occupancy, which also includes information about the City of Chula Vista NatureScape program.	2021	The City continues to promote low water demand landscaping through its revised Landscape Water Conservation Ordinance (large parcels) and Outdoor WaterSmart Guidelines & Checklist (small parcels), both of which guide landscaping projects towards high water use efficiency.  The City continues to require Water Conservation Plans for large developments (over 50 dwelling units or equivalent) which emphasize both indoor and outdoor water use efficiency and requires homes to be pre-plumbed for water re-use systems from clothes washers.
2.1.4 Public Education for Water Conservation	Promote water conservation, efficiency, and reuse in the community by providing appropriately targeted public education and by offering free technical assistance in partnership with the local water districts.	2021	The City continues to work with the Sweetwater and Otay Water Districts in to host community educational workshops, and distributing general water efficiency educational materials. We also created a mobile display that explains how residents can install Laundry-to-landscape systems in their own home which was displayed at community events and public buildings. In addition, the City provides free home and business water evaluations and has distributed water-saving devices over the last year.
2.2.1 General Energy Efficiency and Renewable Energy Strategies	Maximize energy efficiency and integrate renewable energy into existing and new development projects through appropriate site and building design, energy efficient materials and appliances, onsite renewable energy systems, and home energy performance ratings by developing targeted policies consistent with the California Long-Term Energy Efficiency Strategic Plan and by offering incentives in coordination with San Diego Gas & Electric	2021	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. During 2018, the City provided over 286 no-cost business energy evaluations and 100 home energy evaluations were conducted, which has led to participants implementing a recommended energy-saving behavior or retrofit.
2.2.2 New Development - Specific Energy Conservation Requirements	Continue to develop, update, and enforce energy-related building codes and development requirements. Applicable codes and development requirements include, but are not limited to, the City's Enhanced Energy Efficiency, Green Building (includes Cool Roof standards), and Solar Ready ordinances (or their equivalent) as part of the residential development review and approval process.	2021	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. In more recent years, California Building Codes are reflecting the need to implement more energy efficient construction, with more significant changes occurring with Code updates effective January 2018. To assist developers, contractors and other industry stakeholders, the City in partnership with SDG&E has held numerous brown bag lunch events on building code requirements, new programs, and other relevant information. The City continues to provide a "Sustainability Desk" at the building permit counter to provide technical assistance on energy conservation and other green building topics.
2.2.3. Zero Net Energy Home Target	Facilitate progress towards the development of "Zero Net Energy" residential buildings, which have a net energy consumption of zero over a typical year as envisioned by the California Long-Term Energy Efficiency Strategic Plan. This progress will be accomplished by creating developer incentives (such as expedited permitting or reduced permit fees) and by leveraging state and federal housing funds administered by the City's Housing Division.	2021	See comments Section 1.1.1.
2.2.4 Public Education for Energy Conservation	Promote energy efficiency and renewable energy in the community by providing appropriately targeted public education and by offering free technical assistance in partnership with San Diego Gas & Electric.	2021	The City continues to provide energy-related materials and services through free energy evaluations, community outreach events and the Library Energy Lounges. The City continues to sponsor a "Sustainability Desk" at the building permit counter to provide technical assistance on energy conservation and other green building topics.
3.1.1 Integration of Land Use Planning and Transit	The City's General Plan, including this 2013 – 2020 Housing Element, promote a land use pattern that is anticipated to reduce Vehicle Miles Traveled (VMT) and result in the region meeting or exceeding the targets established by the California Air Resources Board (CARB). The key component of the 2013 – 2020 Housing Element will be to promote the integration of land use planning and transit, whereby: the City encourages the use of incentives, when available, for mixed-use development, which includes housing, retail, and office space, at transit nodes and other high-intensity locations as appropriate. The City supports implementation of the San Diego Association of Governments (SANDAG)'s Sustainable Communities Strategy (SCS), including the adopted Regional Housing Needs Assessment (RHNA) Plan, which includes the following: increasing the housing supply and the mix of housing types, tenure, and affordability in an equitable manner, promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns, promote an improved intraregional relationship between jobs and	2021	In 2014, City staff participated in SANDAG regional workshops regarding the incorporation of Transportation Demand Management (TDM) into the Development Process. TDM refers to programs and strategies that manage and reduce traffic congestion during peak travel times. Two Specific Planning Area's (SPA's), Millennia and Village 8 East, will include TDM.  The City of Chula Vista's Sustainable Communities Program (SCP) seeks to promote energy efficiency and reduce green house gas emissions in the planning and building process and in neighborhood design.  In 2013, the SCP developed a modeling tool for energy efficient community and site planning standards. The model is based on LEED's Neighborhood Development rating system, which integrates the principles of smart growth, New Urbanism and green building and encourages better neighborhood planning and development by assisting developers to select the appropriate mix of energy efficient features to maximize their site's sustainability score. This evaluation tool continues to be available on the City's website.  In 2016 construction began on a Bus Rapid Transit (BRT) line (aka "South Bay Rapid") that will connect eastern Chula Vista to downtown San Diego. Service began in February 2019. Operated by the Metropolitan Transit System (MTS), South Bay Rapid provides a frequent and reliable transportation alternative for South County travelers. Upon its final completion, it will span a 21-mile route, connecting residents to employment and activity centers downtown San Diego and the South Bay.



4.1.1 Expiring Affordability Restrictions	Proactively work with property owner(s) of "at-risk" assisted housing developments whose affordability restriction are due to expire by 2020, as identified within Appendix A of this Element, and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies, or participation, public subsidies or participation by affordable housing developers.	2012-2016	The City continues to work with those property owners who own affordable housing where recorded covenants are nearing expiration. In 2018, the City continued to monitor those projects with expiring affordability restrictions. There are no projects expiring in 2018 through 2020. The City and Housing Authority implements and has incorporated the provisions of Section 52080(g) the California Health and Safety Code and Sections 65863.10 and 65863.11 of the California Government Code into its policies and regulatory agreements for new projects. The Housing Authority continues to work with those affordable housing communities seeking to refinance or restructure to incorporate additional public benefit in the form of deeper income targeting, additional rent restrictions, including additional rent restricted units, the extension of the existing term of restrictions, or any combination therefore may be negotiated.
4.2.1 Monitoring of Units Lost	Comply with State Law regarding the monitoring and reporting of housing units occupied by low-or moderate-income households demolished within the Coastal Zone.	Annually	In 2018, no units occupied by low or moderate-income households in the Coastal Zone were lost or demolished.
4.2.2 Replacement Housing	Where conversion or demolition of housing units in the Coastal Zone is occupied by low-or moderate income households is proposed, replacement of such housing will be completed in accordance with State Law and the City's adopted Local Coastal Plan.	2021	See comments in 4.2.1.
5.1.1 Affordable Housing ("Inclusionary") Policy	Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981 and any implementing guidelines as adopted and updated. For all new residential projects consisting of 50 or more dwelling units, 10 percent of the residential units within the development ("on-site") shall be affordable to low and moderate income households (5 percent low-income and 5 percent moderate-	2021	The City continues to implement this objective through the Affordable Housing Program requiring new residential developments of 50 units or more to provide 10% of the housing for low and moderate income households. In 2018, the City began discussions with the property owner of Escaya in Otay Ranch regarding development of an affordable rental community.
5.2.1 First Time Homebuyer Assistance	Continue assistance to low-income households in purchasing their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.	2021	The City continues to contract with SpringBoard CDFI (formerly known as Community HousingWorks Realty and Lending) to administer the City's First Time Homebuyer program. In 2014, the City was awarded \$1,000,000 in CalHome funds to assist first time homebuyers. In 2018, with the final expenditure of CalHome funds, the City leveraged other additional monies from its HUD HOME funds and Balanced Communities Program to assist 10 households close escrow.
5.2.2 Mortgage Credit Certificates (MCC)	Continue to participate with the County of San Diego and other cities to issue and renew Mortgage Credit Certificates (MCC) to qualified first-time low-and moderate-income homebuyers. First-time homebuyers are referred by the Development Services Department to the administering agency.	2021	The MCC program is administered by CalHFA. The City's non-profit partner, SpringBoard CDFI (formerly Community HousingWorks) is authorized to provide MCC's to eligible households in the San Diego Region, including Chula Vista, and has leveraged the MCC program with its down payment assistance to assist 10 new homeowners in 2018.
5.2.3 Homebuyer Education and Counseling	Support and encourage developers, lenders and social service organizations to provide educational programs, loan counseling, and materials for homeowners and potential homeowners on home maintenance, improvement, and financial management. The purpose of these educational programs will be to help first-time homebuyers prepare for the purchase of a home and to understand the importance of maintenance, equity appreciation, and personal budgeting to minimize foreclosure rates.	As funds are available	Under its contract with SpringBoard CDFI (formerly known as Community HousingWorks Realty and Lending), SpringBoard offers bilingual homebuyer education (HBE) and foreclosure counseling. A website for the City's homebuyer program offered through Springboard was created to provide additional information about the program and homebuyer education at <a href="http://www.springboard.org/chulavista/">http://www.springboard.org/chulavista/</a> . In 2018, those homebuyers participating in the City's assistance programs were provided with pre-purchase counseling and homebuyer education.  As a result of a 2016 outreach event held at and sponsored by the City of Chula Vista, with over 150 rsvp's received, significant momentum and interest was generated for the available funds.
5.2.4 Support Private Financial Assistance Programs	Support and encourage lenders, Development Services organizations and others to use non-traditional financial approaches to assist low-and moderate-income first-time homebuyers such as Individual Accounts and other emerging financial approaches.		Staff will continue to support and seek non-traditional approaches as opportunities exist.  See comments listed above for Programs 5.2.1 - 5.2.3.
5.3.1 Mobilehome Space Rent Review	Continue to enforce CVMC Chapter 9.50 to protect mobilehome residents' investment in their home while at the same time providing a reasonable return to the park owner in order to preserve this housing alternative.	2021	The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance (Chula Vista Municipal Code "CVMC" Chapter 9.50). In 2018, over 2,400 residents paid the administrative fee providing residents with rent control services as desired.  In 2018, the Mobilehome Rent Review Commission continued to meet on a quarterly basis to receive information and education on matters related to mobilehome living in Chula Vista and other relevant matters that would assist them in their duties prescribed under CVMC Chapter 9.50. The Commission did not review any proposed rent increases.
5.3.2 Resident Ownership of Mobilehome Parks	Promote the purchase of those mobilehome parks with a Mobilehome Park (MHP) zone designation by park residents, when a park becomes available for sale in accordance with CVMC Chapter 9.60 (Sale of a Mobilehome Park). Accordingly, resident organizations shall have a right to purchase a park listed for sale if the organization is able to reach an acceptable price and terms and conditions with the mobilehome park owner. Financial assistance that may be provided by the State, or other funding sources may be limited to income eligible residents and require affordable housing costs.	2021	No mobilehome/trailer parks were listed for sale in 2018.
5.3.3 Mobilehome Park Conversion	Continue to enforce CVMC Chapter 9.40 to protect the rights of residents as mobilehome/trailer parks are closed or converted to other uses.	2021	The City will continue to enforce CVMC 9.40 if and when a park is proposed for closure.
6.1.1 Homeless & "At-Risk" Homeless-Regional Planning	Continue to participate in regional planning efforts to address needs of the homeless, including the Regional Task Force on the Homeless and the South Bay Homeless Coalition.	2021	The City continues to participate in regional organizations focused on housing and other needs of the homeless or near homeless population. In January 2017, such regional bodies providing for data information and studies related to homelessness (the Regional Taskforce on the Homeless) and the Regional Continuum of Care Council, required by the U.S. Department of Housing and Urban Development for funding were merged to form one regional governance board now known as the Regional Taskforce on the Homeless ("RTFH"). With one regional body, it is anticipated that the merger will unify the countywide effort to help the homeless while operating more efficiently and with more transparency. Chula Vista continues to participate in the RTFH as a member in the full membership meetings and Board meetings. As an ESG entitlement jurisdiction, the RTFH must consult with the City. In 2018, the RTFH will be completing a long term strategy to reduce homeless in San Diego County.  In light of the regional approach being undertaken and the establishment of the Chula Vista Homeless Outreach Team, the South Bay Homeless Advocacy Coalition disbanded in 2016.

6.1.2 Homeless & "At-Risk Homeless"-Regional Funding	Continue to support regional funding efforts to develop new housing facilities for the homeless and maintain existing facilities and services, including the Regional Continuum of Care Council for San Diego County and its application for funding through the Federal Supportive Housing Program, local FEMA Board, County of San Diego Hotel/Motel Voucher Program and temporary winter shelters.	2021	<p>In 2017, HUD implemented the "housing first" model and the Coordinated Entry System ("CES") as best practices in addressing the needs of the homeless. Under the housing first model, barriers to housing are eliminated with the priority to house homeless coming first with no requirements for participation in housing services. The CES is the first step in the housing system that allows for an assessment, using a nationally recognized common assessment tool that seeks to determine the current situation and needs of the individual being assessed. Based on the answers to the questions, the tool is designed to help providers throughout the San Diego match each individual with the most appropriate housing solution depending on their particular circumstances. The CES is a move towards looking at regional approaches to address homelessness and informing local decisions to meet the demand for housing.</p> <p>With the changes in practices, Chula Vista and South Bay Community Services (SBCS) as the primary service agency that provides homeless shelter and services in Chula Vista are continuing to make adjustments to its operations and funding process and priorities.</p> <p>SBCS operates four transitional living programs and the City has continued to allocate on an annual basis CDBG and ESG funds to SBCS for housing services. In 2018, the City funded the housing programs, as well as housing navigation services, tenant based rental assistance and hotel/motel vouchers serving as "bridge" housing for homeless in process of entering into a housing program to be administered by SBCS.</p> <p>The City also provides annual funding for the Rotational Shelter Network program to provide shelter to homeless at various congregational sites throughout the County, including Chula Vista. The City continues to implement a Homeless Outreach Team, including 2 police officers and 1 PERT Clinician, along with community clean up of public areas such as parks, sidewalks, and open space areas. The City is partnering with the County of San Diego in the "Project One for All" aimed at housing homeless with Severe Mental Illness and anticipates a coordinated assessment of homeless and placement into housing.</p>
6.1.3 Existing & New Emergency Shelters & Transitional Housing	Continue in-kind and financial assistance for existing and new emergency shelters and transitional housing facilities that serve the City by providing technical assistance, siting opportunities, grants, or low cost loans to operating agencies.	2021	<p>See comments in 6.1.1 and 6.1.2.</p> <p>The City continues to provide funding to South Bay Community Services (SBCS) to operate its housing programs. SBCS receives \$63,000 annually from the City's Emergency Solutions Grant funding to serve approximately 90 extremely low-income homeless individuals and families that meet HUD's definition of homelessness. In recent years, the City has acquired 3 residential units that are used to provide housing for chronic homeless with mental health issues with wrap around services provided by the County of San Diego's Health and Human Services. Additionally, the City makes available Tenant Based Rental Assistance for another 2 individuals through this program. All units are fully occupied. The City continues to seek opportunities to partner with affordable housing developers for the development of permanent supportive housing.</p>
6.1.4 Tenant Rental Assistance	Implement a homeless prevention program providing rent subsidies for those at-risk of becoming homeless	2021	<p>See comments in 6.1.1 and 6.1.2.</p> <p>Since 2013, the City has contracted with South Bay Community Services (SBCS) to administer housing programs funded through Emergency Solutions Grant (ESG), HOME and CDBG to assist those homeless or at risk of being homeless. SBCS administers the City's Rapid Re-housing program for those households experiencing a recent incident of homelessness (at 30% or less of AML) for up to 2 years of rental assistance and a Homeless Prevention program for short term assistance not to exceed 3 months.</p> <p>During 2018, the Section 8 program administered by the County of San Diego issued 2,585 vouchers in Chula Vista, 1,079 to elderly and 242 to large families. 26,630 households remain on the waiting list at the end of 2018, the majority of those families (13,786).</p>
6.1.5 Information on Resources for Basic Needs	Distribute informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless. Materials can be distributed on an as needed basis at public/civic center public counters and by City personal in regular contact with homeless or near homeless households.	2021	<p>Staff continues to provide updated information on basic resources on the City's website and at the public counters. A Community Resources guide, which provides local and regional contact information for services ranging from emergency shelter and food to legal assistance and health services is available and provided at public counters and used by the CVPD HOT during its weekly outreach and other outreach events to the homeless. The Community Resources Guide, along with many other informational materials, are available at City's Development Services public counter. The City works closely with South Bay Community Services, the lead homelessness agency, and its Homeless Outreach Team to ensure that all informational material is updated on a regular basis and made available to households seeking information and resources. See comments in 6.1.1.</p>
6.2.1 Second Dwelling Units	Continue to allow construction of new accessory secondary dwelling units in areas where the units do not compromise the neighborhood character, as defined in Section 19.58.022, Accessory Second Dwelling Units, of the Chula Vista Municipal Code as needed to facilitate and encourage development.	2021	<p>In 2018, 20 applications were submitted for accessory second dwelling units. 8 permits were actually issued with 2 completed, 1 withdrawn, and the remaining in process of review and issuance.</p>
6.2.2 Shared Living	Support private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly seniors, students, and single person households. The City can identify the programs offered in the community and assist in program outreach efforts for shared living programs through advertisements in the City's website and placement of program brochures in key community locations.	2021	<p>Given the significant need for affordable housing, City policies continue to support alternative housing types and living arrangements. While the City has provided past financial support to social service providers offering shared housing services in 2006, the local social service agency that provided shared living referrals ceased this service.</p> <p>The City has identified a possible partnership with another active shared housing service and is working towards expanding their services within the Chula Vista community as a viable housing option. Continuing discussions occurred in 2018 but no funding source identified.</p>
6.2.3 Co-Housing	Evaluate the viability of co-housing where residents share common facilities (e.g., cooking facilities) and amendments to Title 19 of the Chula Vista Municipal Code and other documents, where appropriate, to facilitate its development.	2021	<p>This program is identified as a Level 2 priority. Due to the City's current budgetary reductions, review and amendments of the City's Municipal Code are being completed on an as needed basis. Any proposal to provide co-housing will be evaluated and processed on a project-by-project basis. In March 2018, the City hired a new senior planner position with the responsibility of reviewing and updating Title 19. Staff is focused on updates to the City's zoning code and specific plans consistent with legislative actions affecting residential development in effect as of January 2018 and review of other possible land use issues. Notable achievements include updates to zoning code for ADUs, JADUs, emergency shelters, supportive and transitional housing, employee housing, and residential care facilities.</p> <p>The City will continue to develop and partner with other agencies and providers regarding other alternative living options and housing types, such as shared housing.</p>

6.2.4 Accessible Housing Regulations	Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.	2021	Title 1 and Chapter 19.14 of CVMC ("Reasonable Accommodations") provides for a formal procedure to consider whether a land use development standard or regulation of the City's can be modified or exempted in order to allow an individual with a disability to occupy their home.  In December 2017, the California Tax Credit Allocation Committee adopted regulations for its programs requiring minimum construction standards to address mobility, hearing, vision and other sensory impairments. 10% of units must be made accessible to those with mobility impairments and 4% of units for hearing, vision, or other sensory impairments. TCAC Regulation Sections 10325(f)(7)(K) and 10326(g)(6) require projects to adhere to the provisions of California Building Code Chapter 11(B) regarding accessibility to privately owned housing made available for public use.  In 2018, two (2) affordable housing developments totaling 58 units were acquired and will be rehabilitated in accordance with the new requirements under TCAC regulations.
7.1.1 Specific Plans	Develop and consider for adoption Specific Plans for the Southwest Planning Areas in order to implement the housing-related land use policy General Plan Update of 2005.	2013-14	The Palomar Gateway District Specific Plan was adopted in August 2013. Since its adoption, there has been development interest in the area. In 2015 a 21-unit residential project was completed at 778 Ada Street. In 2016, four new residential projects were issued building permits. No new residential permits were issued for this area in 2017.  In September 2015 the Main Street Streetscape Master Plan was approved by City Council. The Plan is being implemented as funding becomes available and/or as developers develop property along the corridor.
7.1.2 Zoning	Update Title 19 of the Chula Vista Municipal Code, to implement housing-related land use policy contained in the General Plan Update of 2005.	2021	Due to the City's current budgetary reductions, review and amendments to Title 19 of the City's Municipal Code (zoning) are being completed on an as needed basis. In March 2018, the City hired a new senior planner position with the responsibility of reviewing and updating Title 19.  See comments in 7.1.1 and 7.4.1.
7.1.3 Emergency Shelters	The City will amend its Zoning Ordinance within one year of adoption of the Housing Element to address emergency shelters, and permit this use by right, without requiring a CUP, PUD or other discretionary action within identified zones, consistent with Senate Bill 2 (Housing Accountability) enacted in 2007. The zones being considered are the General-Industrial (I-G) and/or Limited Industrial (I-R) zones and the Community Purpose Facility within the Planned Community (P-C) zone.	2013-14	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.
7.1.4 Transitional and Supportive Housing	The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing, pursuant to Health and Safety Code Section 50675.2, and supportive housing, pursuant to Health and Safety Code 50675.14, will be permitted as a residential use in all residential uses and subject to the same development standards as the same type of housing units in the same zone consistent with Senate Bill 2 (Housing Accountability) enacted in 2007.	2013-14	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.
7.1.5 Single Room Occupancy (SRO) Units	The Zoning Ordinance does not contain specific provisions for SRO units. The City will amend the Zoning Ordinance to facilitate the provision of SRO's, consistent with the Assembly Bill 2634 (Housing for Extremely Low-Income Households) enacted in 2007.	2013-14	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.
7.1.6 Farmworker Housing	The Zoning Ordinance will be amended within one year of adoption of the Housing Element to comply with Section 17021.5 and 17021.6 of the State Health and Safety Code regarding employee housing.	2013-14	Ordinance No. 3442 of the City of Chula Vista amending various sections of Title 19 "Planning and Zoning" of the City of Chula Vista Municipal Code to address compliance with State laws governing supportive residential land uses (e.g. emergency shelters, single room occupancy residences, transitional and supportive housing, residential facilities, and qualified employee housing) was passed on October 16, 2018, effective on November 23, 2018.
7.1.7 Flood Hazard	Pursuant to Assembly Bill 162, amend the safety and conservation elements of the City's General Plan upon adoption of the City's Housing Element to include an analysis and policies regarding flood hazards and management. Upon the amendment of the safety and conservations elements, the City will review the adopted Housing Element to maintain internal consistency and amend the Element as may be necessary.	2013-14	The City's Environmental Element contains a policy related to flood hazard management, as well the City's Municipal Code and are consistent with the Housing Element.
7.2.1 Priority Processing	Continue to implement priority processing of the necessary entitlements and plan checks to expedite the development process for residential developments, which do not require extensive Engineering or environmental review, with at least 15 percent of the units as affordable for very low-and low-income households. Update the expedite policy as may be necessary to encourage the development of affordable housing for lower income households.	2021	Chula Vista offers expedited permit processing for certain development projects, including affordable housing. Affordable Housing Developers can request the expedited program to ensure the project is placed into service by the required deadlines established by the funders of the project (i.e. tax credit investors). All affordable housing projects have been provided with this service.
7.2.2 Development Fees	Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. Continue to consider subsidizing, waiving, or deferring fees for affordable units for very low- and low-income households on a case-by-case basis. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs, particularly extremely low and special needs households as allowed by the City's	As requested	See comments in 7.2.1.  As needed based upon financial feasibility, the City may offer waiver and/or deferral of certain fees. In 2016, as part of the City's financial assistance to Duetta and Volta senior affordable housing developments, approximately \$2,000,000 in fees were waived/deferred. For rental housing development proposed within the infill urbanized area of the City, west of I-805, the City offers a development fee deferral program as incentive to those developments. In 2018, the City amended its Municipal Code to allow for the waiver/deferral of certain fees for accessory dwelling units.
7.2.3 Water/Sewer	The City of Chula Vista will provide a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority within 30 days of adoption. The City will also continue with the District to ensure affordable housing developments receive priority water service provision.	2013-14; Within 30 days of adoption of the Housing Element	The City provided a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority.

7.3.1 Pursue Affordable Housing Funding	Continue to utilize the eCivis software program to proactively pursue available Federal or State funding to increase, preserve and enhance housing affordable to low-income households	2021	As opportunities become available for funding, the City actively pursues partnerships and as a City to apply for such funding. Past awards include application with SBCS for the Promise Zone designation in November 2013. In 2014 the City of Chula Vista was successful in a grant application for CalHOME funds towards the creation of first-time homebuyer opportunities. The City has partnered with the County of San Diego Health and Human Services Department to provide housing and wrap around services for homeless with mental health illnesses. Staff continues to search for, and apply for affordable housing grant opportunities.
7.4.1 Affordable Housing Incentives (aka Density Bonus)	The City has adopted affordable housing incentives regulations to facilitate the development of affordable housing for very low, low, and moderate income households and seniors. This policy provides for a density bonus, incentives and waivers of development standards for housing providing the required number of units for the income qualified households and seniors. Continue to provide incentives for the development of affordable housing and housing for seniors through implementation of these regulations. Market incentives to housing developers via the City's website and the Development Services front counters.	2021	See comments in 4.1.2 and 7.1.2. The City of Chula Vista's Density Bonus Ordinance was approved by the City Council on December 11, 2012. The ordinance provides clarity and outlines the State requirements for affordable housing development. Developers of low and moderate income units are encouraged to utilize the incentives available through these regulations as may be needed. In March 2018, the City hired a new senior planner position with the responsibility of reviewing and updating Title 19. The City will continue to update the City's zoning code and specific plans consistent with legislative actions affecting residential development in effect as of January 2018 and 2019.
7.4.2 Public Property	Evaluate the viability of providing affordable housing on City owned property that becomes available or is deemed surplus property.	2021	Staff has evaluated its existing inventory of City and/or Agency owned land. The City has limited ownership of land, of which very little is currently suitable for residential development. As opportunities of surplus land become available, the City will continue to evaluate the suitability of such land for residential purposes and the viability for affordable housing.
7.4.3 Affordable Housing in Public or Quasi-Public Zones	Evaluate the appropriateness of allowing affordable housing within public or quasi-public zoning designations, when appropriate.	As opportunities arise	See comments in 7.4.1.
8.1.1 Affirmative Marketing & Leasing	Require affordable housing developments for low-and moderate-income households to comply with the following policies; marketing and leasing efforts, require outreach to minority communities, including advertising in multi-lingual media; require the monitoring of lease and sales efforts for compliance with affirmative marketing; and, require periodic reporting to the Community Development Department on the composition of resident populations in units, income levels and affordability of the units.	2021	The City continues to require all developers of affordable housing communities to provide the City with a Marketing Plan, including efforts for affirmative marketing to minority communities. All marketing plans are required as condition of the loan agreement and are subject to review and approval by the City.  All deed restricted affordable housing projects are required to conduct a lottery of the waitlist.
8.1.2 Fair Housing Education & Counseling	Continue contracting with a service provider for implementation of programs for broad outreach and education on housing rights to ensure information and materials are available to the entire community through a variety of means, including availability on the City's website and various City and civic buildings, fair housing counseling, and resolution of fair housing complaints. Where appropriate, refer to other agencies, including State and Federal enforcement agencies.	2021	The City contracts with Center for Social Advocacy (CSA) to provide outreach and counseling for fair housing issues. Information regarding fair housing education and resources is available on the City's website and at the public counter. CSA conducted several workshops during the year for the benefit of residents and property owners/managers. One such workshop was directed to property managers and held at the Pacific Southwest Association of Realtor office.  In addition, the planning process began for the San Diego Regional Analysis of Impediments to Fair Housing Choice. The City is a member of the San Diego Regional Alliance for Fair Housing that consists of 13 participating Cities and the County of San Diego.
9.1.1 Public Input & Participation	Continue to incorporate public input and participation in the design and development of City housing plans and policies.	2021	The City continues to provide opportunity for public input for all plans, policies and projects. The Development Services Department has an established public participation policy for review of all development projects. Additionally, as a recipient of U.S. Department of Housing and Urban Development funds, the City also has an adopted Citizen Participation Plan for these funding programs.  As part of its public outreach and engagement, in developing plans, policies and projects, staff solicits input using various methods such as surveys, meetings with community stakeholder groups, City sponsored community meetings, focus groups, community cafes, and office hours with elected officials and departments. City staff meets on a regular basis with citizen advocacy groups to discuss and address specific neighborhood needs, such as ACCE and Harborside Safety and Revitalization Committee.  Outreach tools for publicizing events and information include the use of social media, such as Facebook, Nextdoor, and the City website. Interested persons may also sign up for Council and Commission agendas, new development applications, etc. Specifically for housing related projects, applicants are requested to hold a meeting with neighboring residents and property owners at the onset of a project. As a project moves forward in the construction phase, applicants are requested to provide news and information to interested persons on progress and neighborhood impacts as a result of construction activity.
9.1.2 Limited English Proficiency Policy	Development of a City-wide policy to provide services to persons with limited English proficiency with the goal of providing such persons with better access to verbal and written information provided by the City, specifically related to affordable housing resources and programs for low-and moderate-income households.	2021	The City continues to provide bilingual materials for all housing program marketing materials and provides translation services as needed and as requested. The City provides translation service language on its website and is evaluating this service for all meeting agendas. All agendas related to Housing and altered agendas include a request for translation services.  The City's Human Relations Commission, with its participation in the Welcoming Cities initiative, has identified a the development of a more comprehensive policy as part of its future work program.
9.1.3 Housing Resources Information	Develop and maintain outreach or other appropriate marketing materials identifying available housing resources and programs available in the City of Chula Vista, including affordable housing developments, to ensure existing and potential residents are aware of affordable housing opportunities. Information and materials are to be available via the City's website and the Development Services front counters.	2021	Staff continues to provide updated housing resource information as needed on the City's website, at the public counters and attends certain community events and meetings to provide information. The City also displays materials from other providers for those related housing services as Fair Housing services, Foreclosure Intervention services, Homelessness services, and community resources at the public counters.  City staff hold a number of outreach events to provide technical assistance and information to its residents, business owners, and other community partners. In 2018, staff provided information for residential property managers, mobilehome park owners/managers and attended numerous community meetings to provide housing and neighborhood related information.
9.1.4 Annual Housing Report	Provide an annual report to the City Council on the City's existing housing stock and policies in relation to progress in implementing the policies of the Housing Element. The annual report shall also be made available for review in public locations.	Annually	Since 2008, the Housing Advisory and Mobilehome Rent Review Commissions have met annually to review Housing Element progress made during the previous year. It is anticipated that the groups will meet again this April in their annual joint meeting to discuss relevant housing issues to each group. In addition, the City Council is presented with the report annually in an open public meeting.

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									
NONE									

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Chula Vista	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field  
Cells in grey contain auto-calculation formulas

**Table F**  
**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

**This table is optional.** Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

<b>Jurisdiction</b>	Chula Vista	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

<b>Entitled Units Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units 44		<b>0</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals

<b>Submitted Applications Summary</b>	
Total Housing Applications Submitted:	15
Number of Proposed Units in All Applications Received:	736
Total Housing Units Approved:	130
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas