



**CITY OF
CHULA VISTA**

Housing Element Update

2021 - 2029

Agenda



Housing Element Overview



2021-2029 Update



Data



Current Issues



Schedule and Next Steps



What is a Housing Element?

- ▶ Required element of the Chula Vista General Plan
- ▶ Provides Policies and Programs that guide future housing growth
- ▶ Identifies the City's Regional Share of housing by income category
- ▶ Requires review by the State Department of Housing and Community Development (HCD) for compliance with State housing laws

Components of a Housing Element

- ▶ **Housing Needs Assessment**
- ▶ Plans for the City's Share of the Regional Housing Needs
- ▶ Evaluation of Constraints to Providing Housing
- ▶ **Identification of available Residential Sites**
- ▶ Implementation Strategy to Address Housing Needs

We are Here

We are Here

Regional Housing Needs Allocation (RHNA) 6th Cycle (2021-2029)



171,684 dus

Transit
– 65%

Jobs –
35%

Jurisdiction	TOTAL Allocation	Income Category									
		Very Low		Low		Moderate		Above Moderate		Very Low & Low	
		No.	%	No.	%	No.	%	No.	%	No.	%
Carlsbad	4,609	1,311	28%	784	17%	749	16%	1,029	22%	2,095	45%
Chula Vista	10,528	2,750	26%	1,777	17%	1,911	18%	4,667	44%	4,527	43%
National City	4,179	645	15%	506	12%	711	17%	3,575	86%	1,151	28%
San Diego	102,162	27,510	27%	17,311	17%	19,297	19%	43,783	43%	44,821	44%
San Marcos	3,440	728	21%	530	15%	542	16%	1,316	38%	1,258	37%
Unincorporated	10,081	1,834	18%	992	10%	1,165	12%	2,709	27%	2,826	28%
REGION	171,686	42,332	25%	26,627	16%	29,734	17%	72,992	43%	68,959	40%

Income Level	RHNA Allocation by Level	2013	2014	2015	2016	2017	2018	Total Units to Date (all years)	Total Remaining RHNA (2019-2021)
Very Low	3,209	69			22			91	3,118
Low	2,439	371			186			557	1,882
Moderate	2,257	302	11		2	13		328	1,929
Above Moderate	4,956	2,300	956	689	849	1,043	1,777	7,614	-2,658
TOTAL	12,861	3,042	967	689	1,059	1,056	1,777	8,590	4,271

Past Performance RHNA 5th Cycle (2013-2020)

Site Identification

- ▶ Identify sites to accommodate the City's RHNA allocation by income categories

- Very Low
- Low
- Moderate
- Above Moderate

"default densities" of 30 du/ac



- ▶ Identify specific sites that show the ability to redevelop for housing at all income levels
- ▶ List by APN of all sites identified to meet the City's RHNA need will be available as an Appendix

APN	Zone	DU/A	Acres	Units	Use	Income Category
041-0042-002	R-3	20-30 du/ac	2.0	40	Vacant	Lower
037-0400-027	R-2	10-20 du/ac	0.75	7	Duplex	Moderate
038-0100-040	R-1	5-10 du/ac	4.5	22	Vacant	Above Moderate
039-1100-039	CMU	20 du/ac	1.5	25	Parking	Moderate



Policies and Programs

- ▶ Address important housing-related needs
- ▶ Must address new State law requirements
- ▶ Commits the City
- ▶ Establish realistic timeframes

Program & Policies Respond to New State Laws

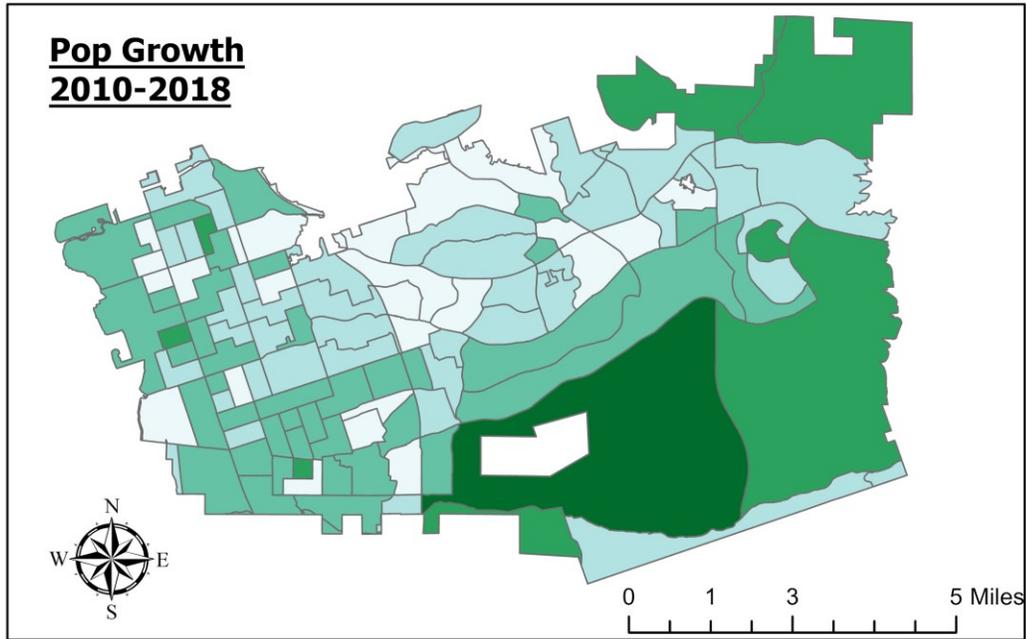


- ▶ Rethink growth management policies and programs [SB 330](#)
- ▶ Amend the Zoning Code, Specific Plans and other documents to:
 - Accommodate special needs housing (e.g low barrier navigation centers, emergency shelters)
 - Accessory Dwelling Units
 - State Density Bonus (student housing, parking reductions, etc.)
 - Design standards to be objective
- ▶ Affirmatively Furthering Fair Housing [AB 1771](#)
 - Balanced Communities Policy (5% Low & 5% Moderate-Income)
- ▶ Removal of Governmental Constraints [AB 879](#)

Housing Needs Assessment

Who We Are

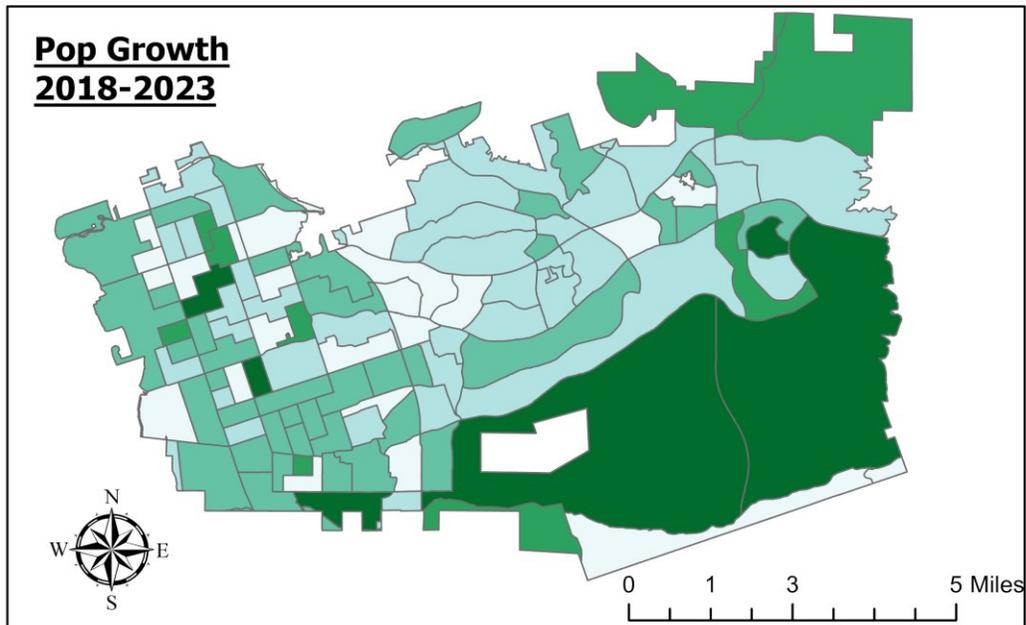
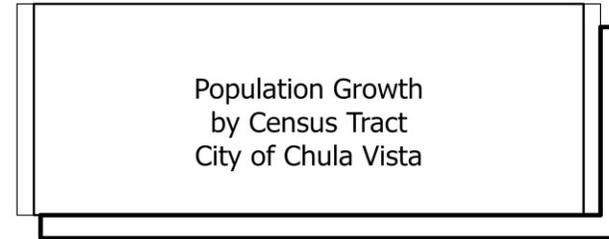
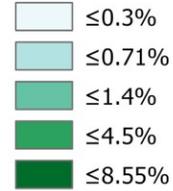
Growth 2010-2023



Legend

Chula Vista

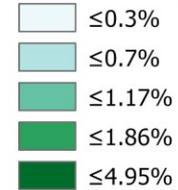
2010-2018 Population: Annual Growth Rate



Legend

Chula Vista

2018-2023 Population: Annual Growth Rate



Source
Esri, U.S. Census Bureau, (ACS)

Respond at **PollEv.com/davila211**

Text **DAVILA211** to **22333** once to join, then **A, B, C, D, E...**

Visual settings 

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Show responses 

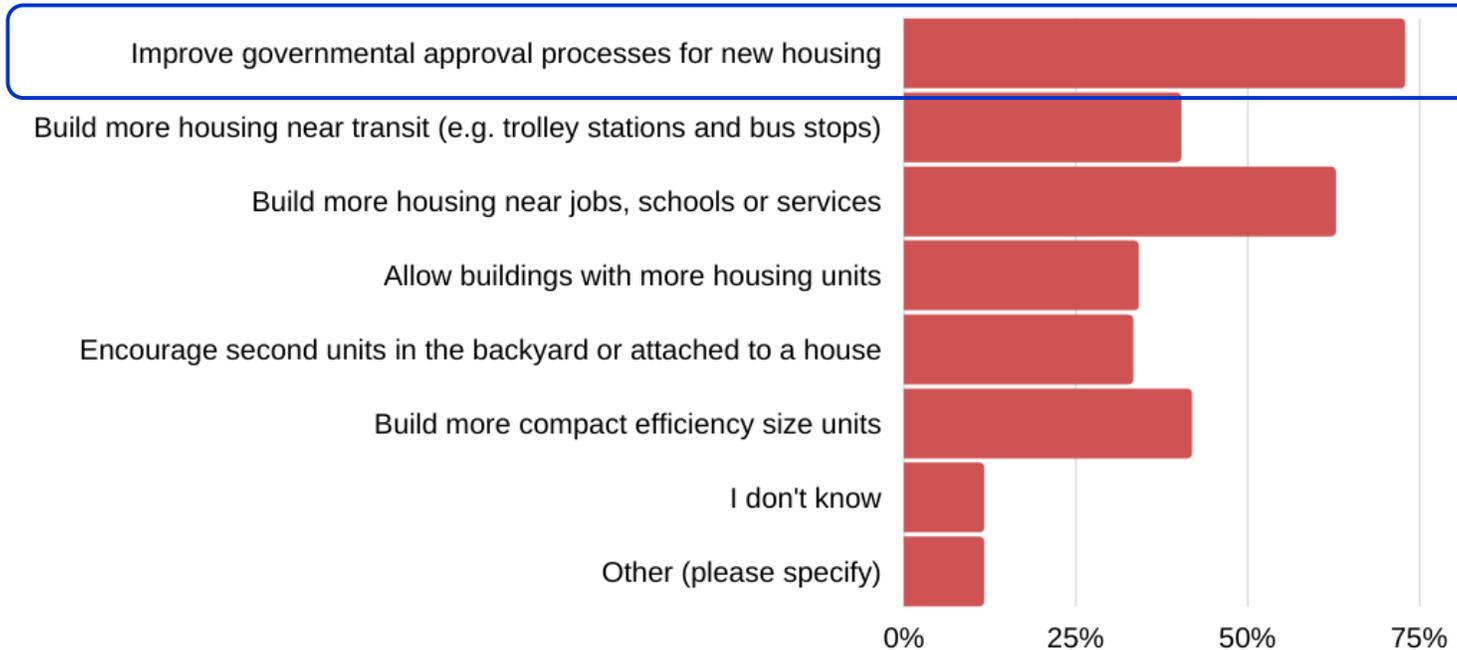
Lock 

Clear responses 

What do you think is the best strategy to build housing for our growing population? (Please choose up to 3.)

- Improve governmental approval processes for new housing **A**
- Build more housing near transit (e.g. trolley stations and bus stops) **B**
- Build more housing near jobs, schools or services **C**
- Allow buildings with more housing units **D**
- Encourage second units in the backyard or attached to a house **E**
- Build more compact efficiency size units **F**
- I don't know **G**
- Other (please specify) **H**

WHAT DO YOU THINK IS THE BEST STRATEGY TO BUILD MORE HOUSING FOR OUR GROWING POPULATION? (PLEASE CHOOSE UP TO 3.)





2.8

Average Household Size in
San Diego County

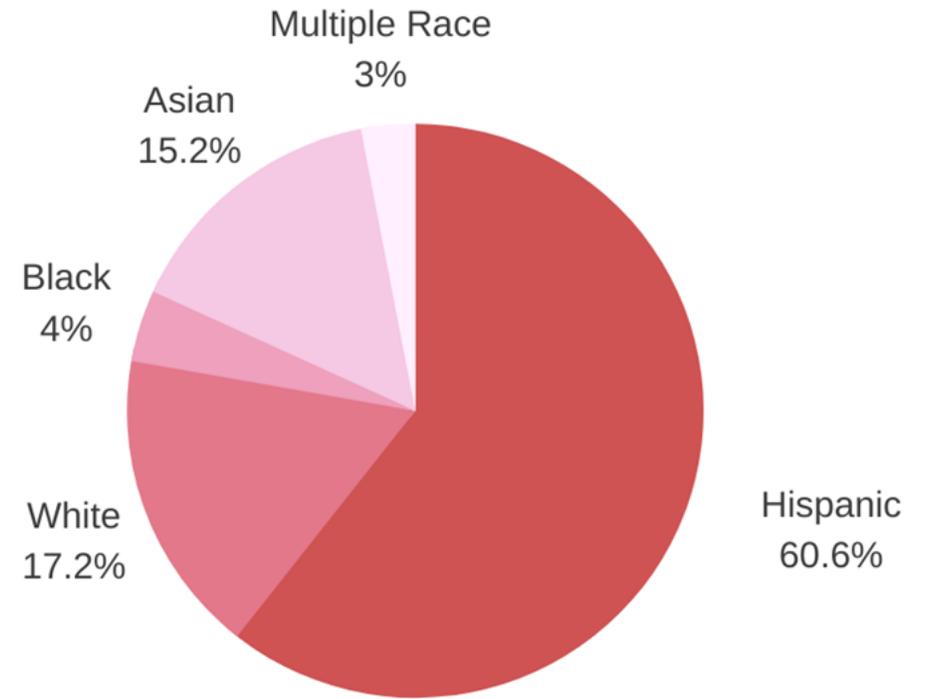


3.3

Average Household Size in
Chula Vista

LARGE HOUSEHOLDS (4+ persons)

Chula Vista	37%
San Diego	23%



Racial/Ethnic Composition

Source: American Community Survey 2017

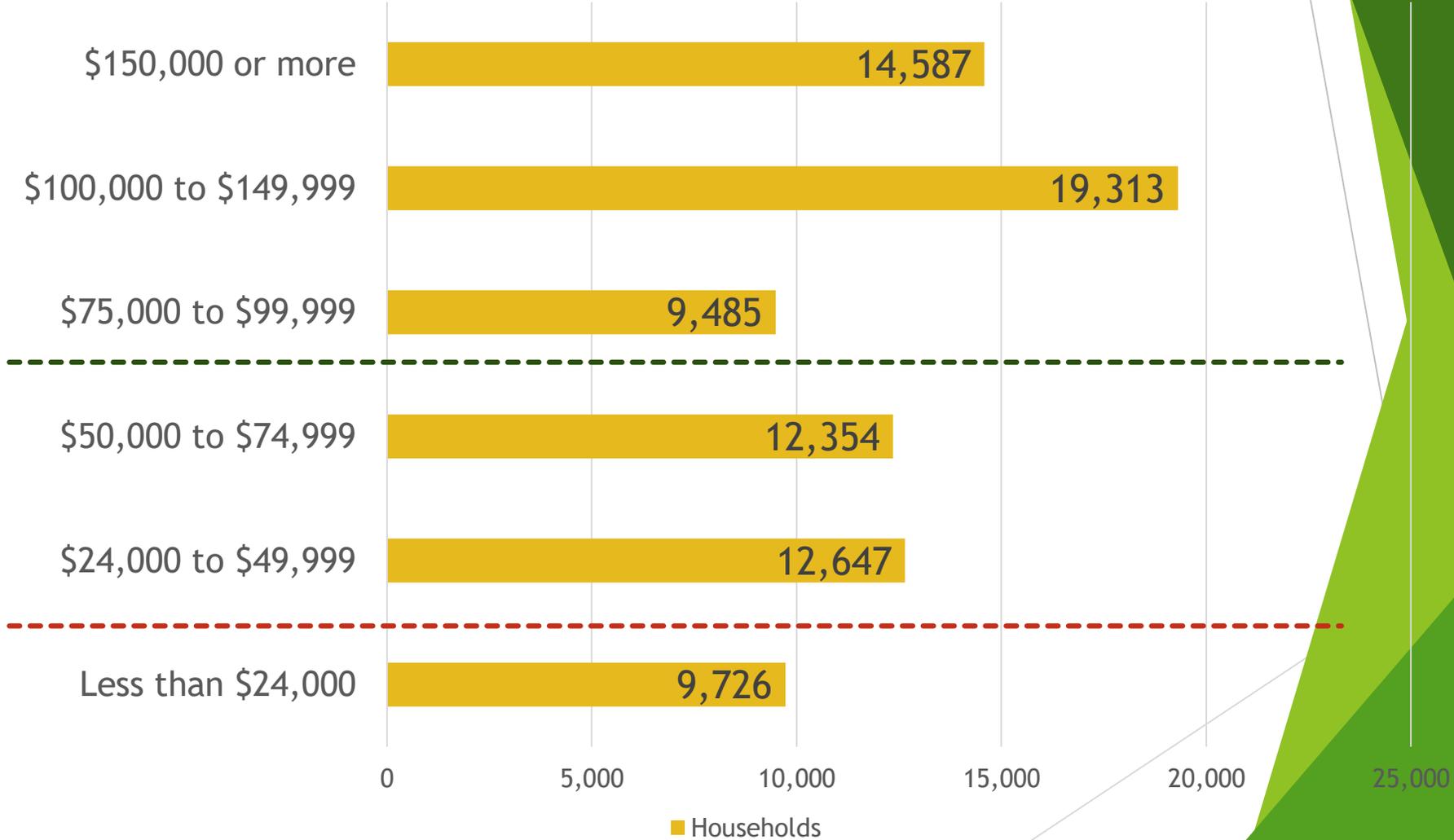
Household Income

Median Income
\$76,650 family of 4

**44% of
Households**

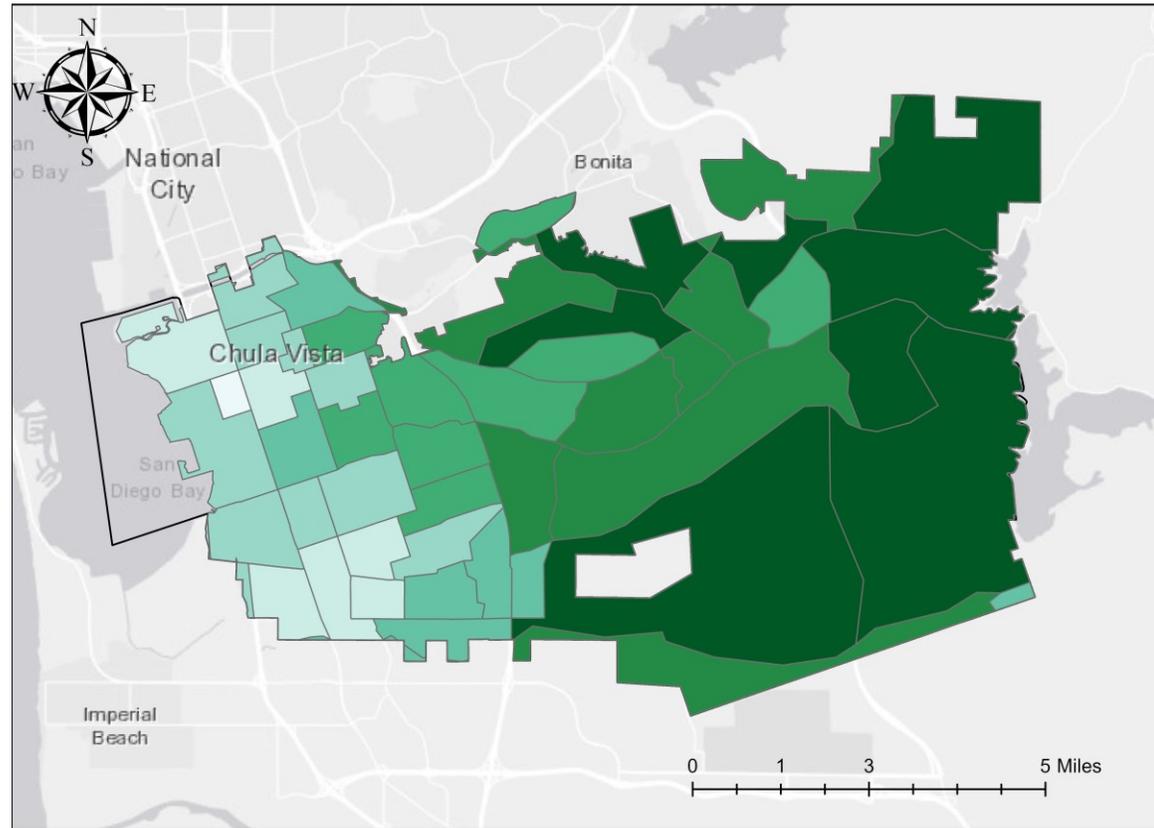
**Federal
Poverty Level**
\$24,600 family of 4

**12% of
Households**



Chula Vista Median Household Income

WEST



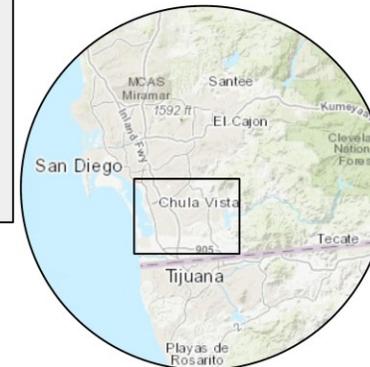
Legend

2018 Median Household Income

- ≤\$136,797.00
- ≤\$100,841.00
- ≤\$85,223.00
- ≤\$71,826.00
- ≤\$55,015.00
- ≤\$38,269.13
- ≤\$26,551.25
- City Limits

**Below
Median
Income**

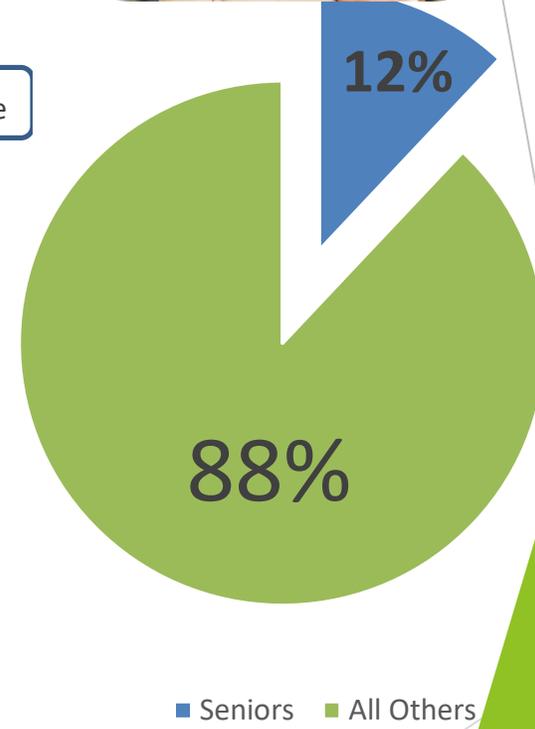
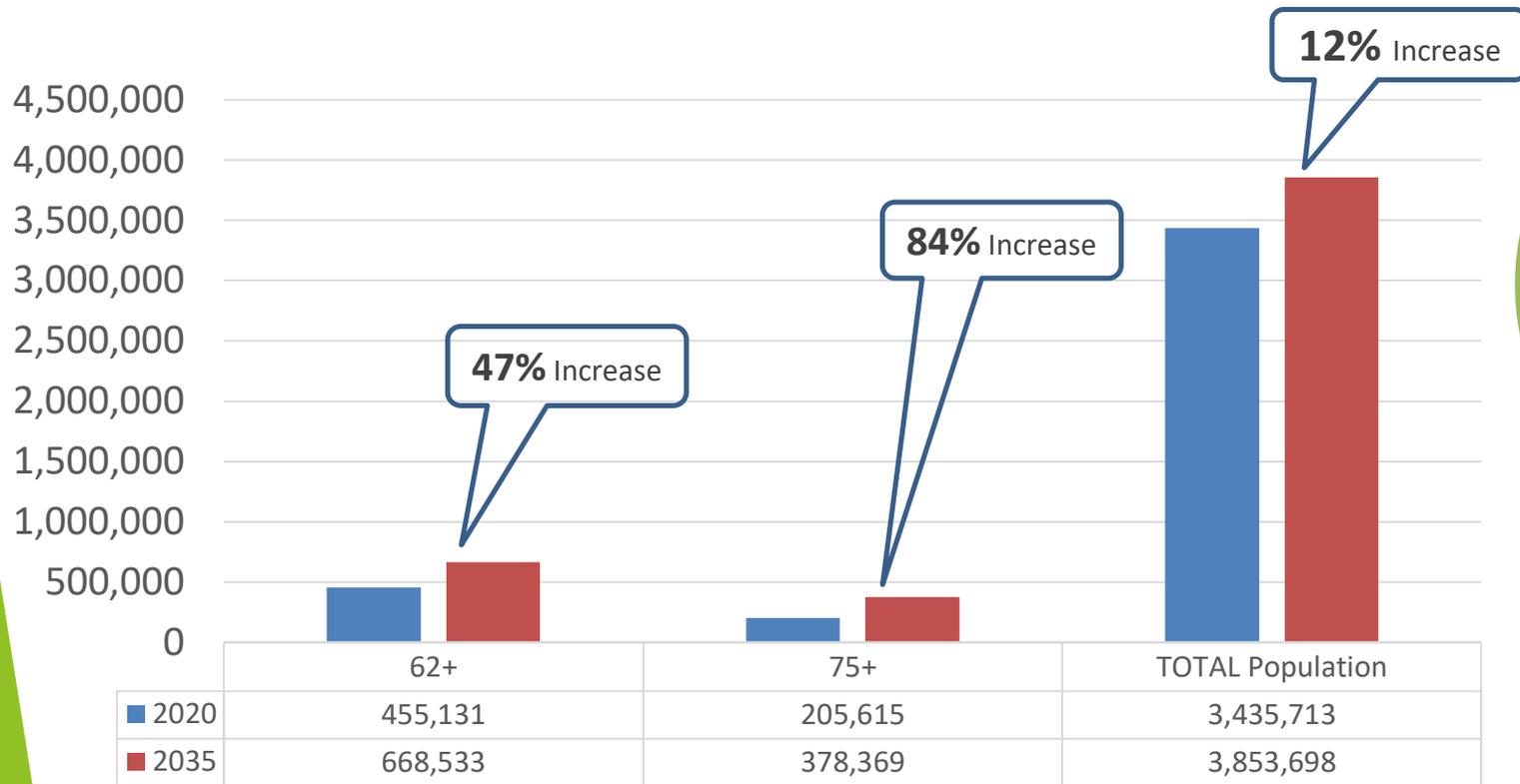
EAST



Source
Esri, U.S. Census Bureau, American Community Survey,
ACS 1 Year Estimates

Seniors

Growth in Population 2020-2035



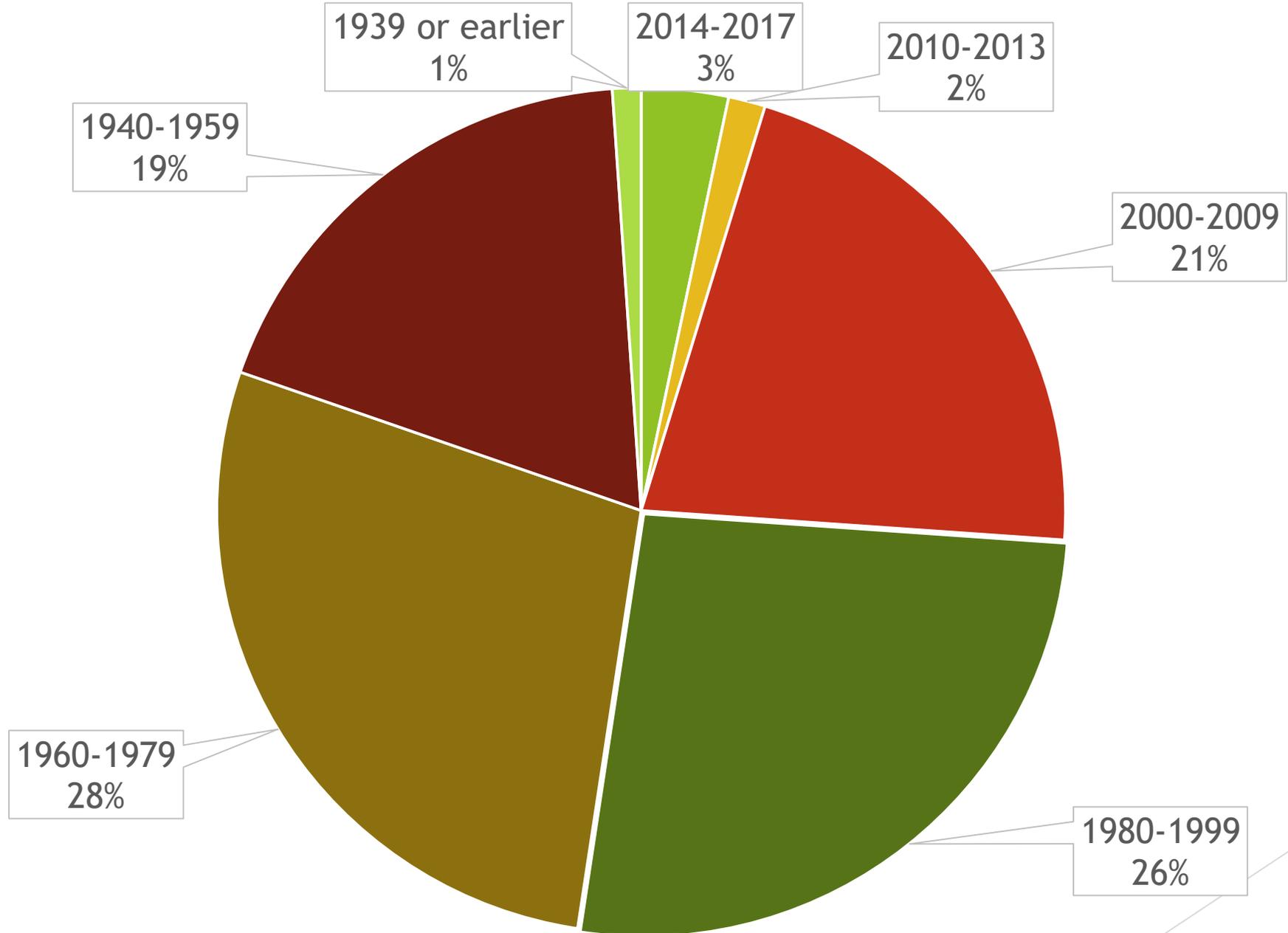
■ 2020 ■ 2035

Housing Needs Assessment

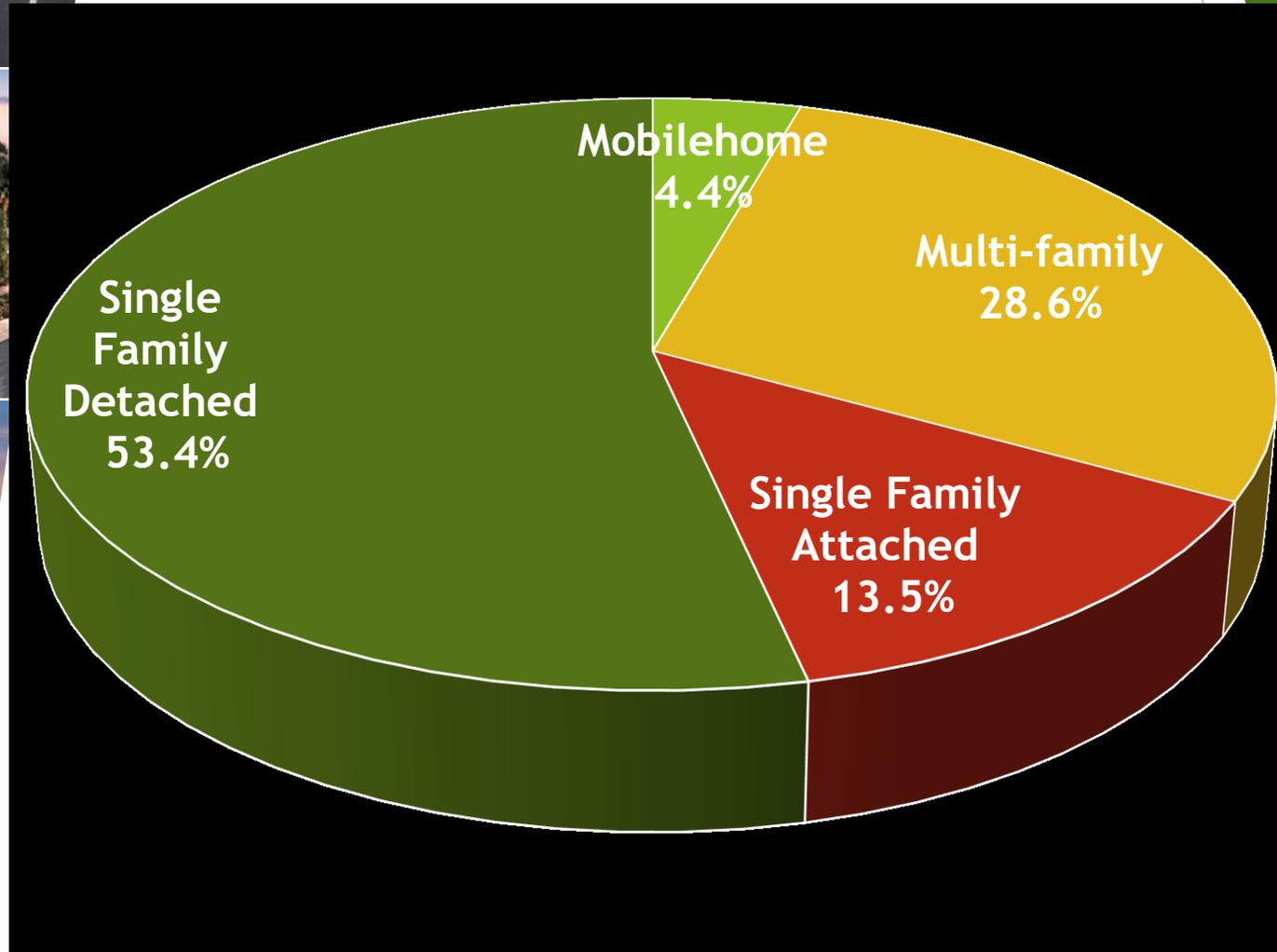
The What, Where and How of Our Housing

Age of Housing

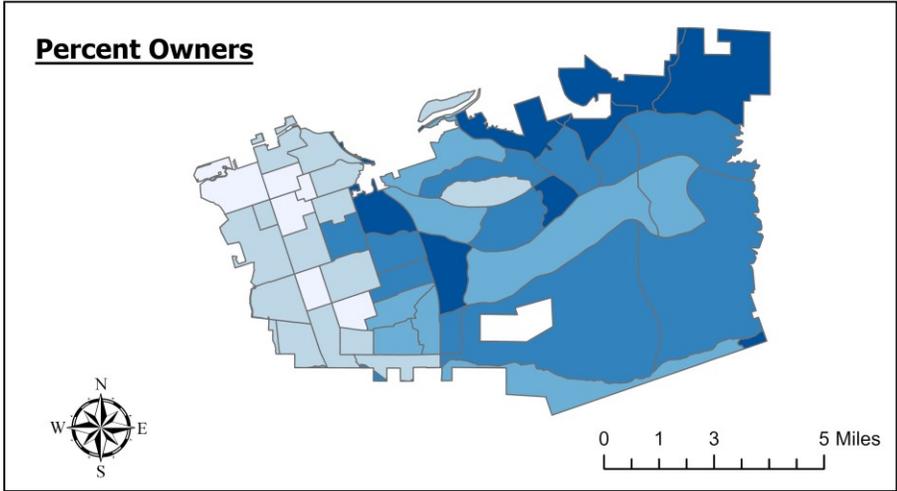
Total Housing Units
85,810



Housing Type



Percent Owners



Legend

Chula Vista

Percentage Owners

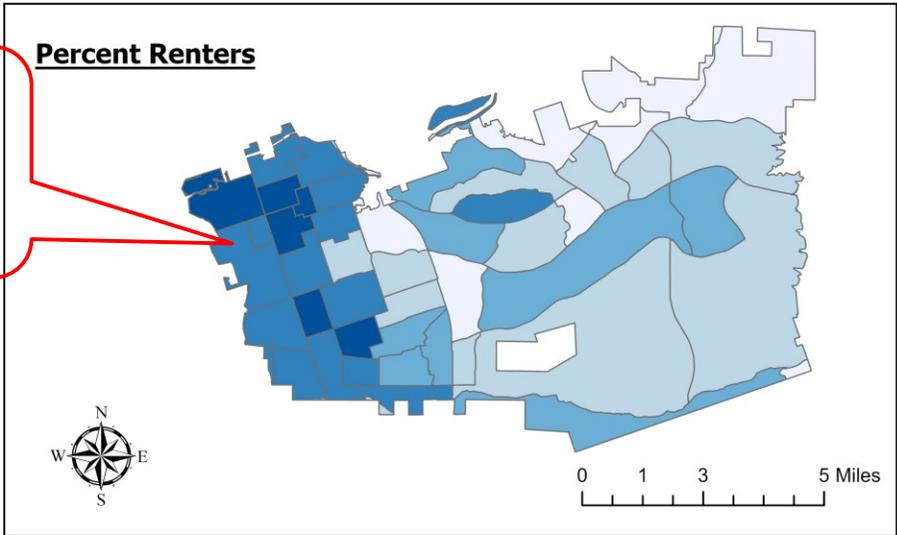
- ≤26%
- ≤51%
- ≤68%
- ≤80%
- ≤91%

EAST

High Home
Ownership

Owner vs Renter Occupied Housing For
Census Tract
City of Chula Vista

Percent Renters



Legend

Chula Vista

Percentage Renters

- ≤19%
- ≤29%
- ≤43%
- ≤67%
- ≤85%

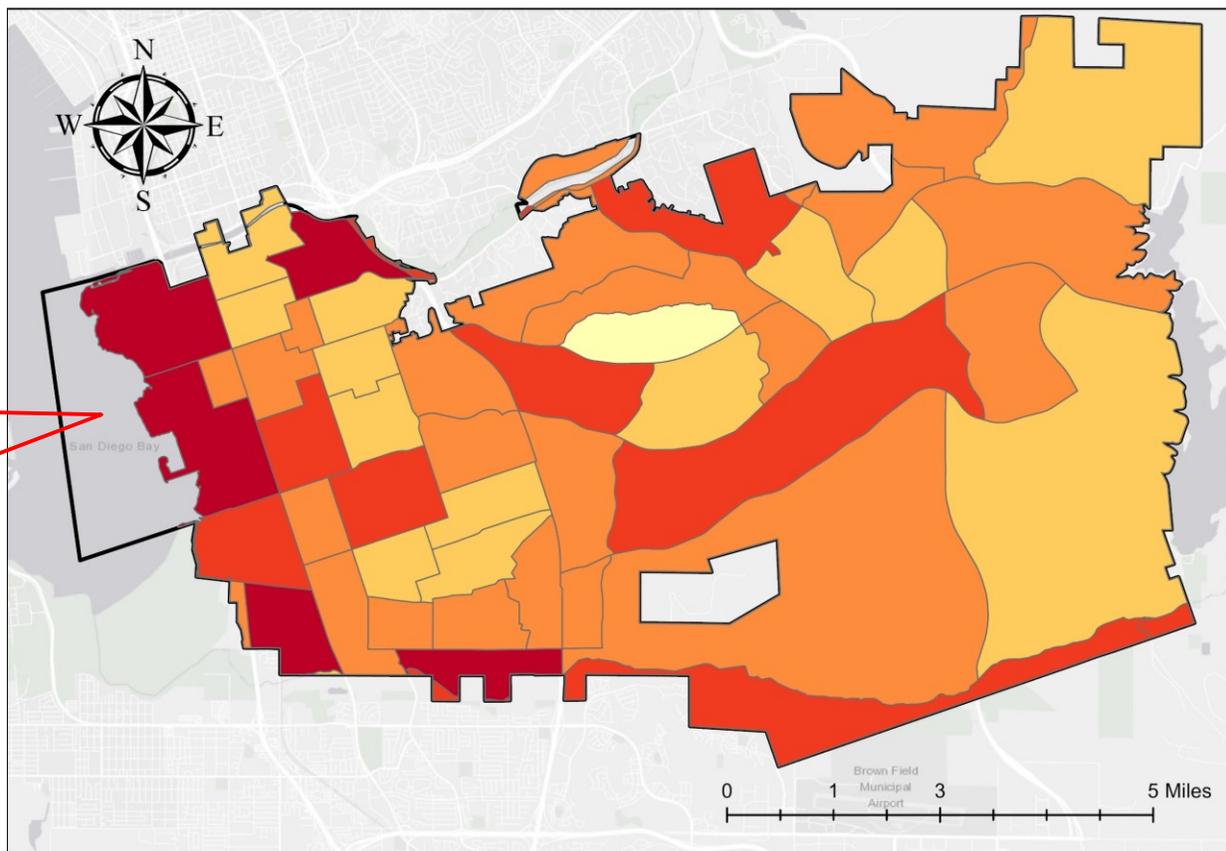
WEST
Predominately
Renter Occupied

Source
U.S. Census Bureau's American Community Survey
(ACS) 2014-2018 5-year estimates

Chula Vista

Percent of Owner Households with Cost Burdened

WEST
Facing Costs
Burdens



Legend

Monthly Owner Costs are
30.0 Percent or More of
Household Income

- ≤17%
- ≤38%
- ≤45%
- ≤54%
- ≤86%
- City Limits

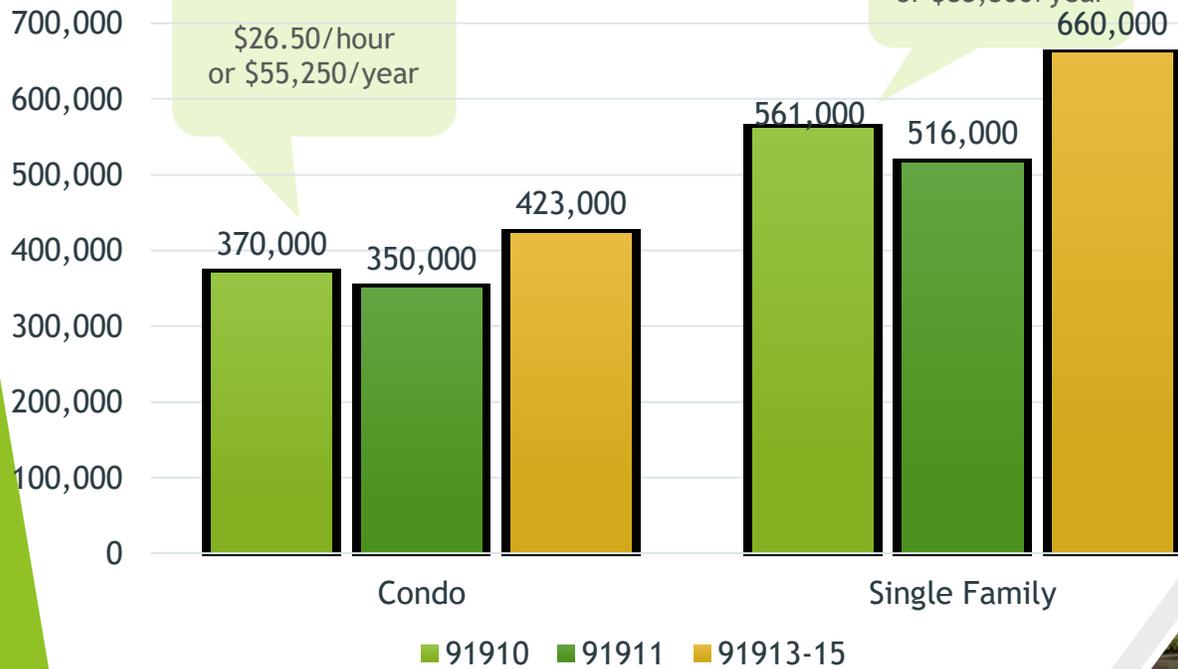
Home & Rent Prices

▶ 2 Bedroom Apartment

- \$1,990

\$19.50/hour
or
\$40,600/year

Home Prices



When poll is active, respond at PollEv.com/davila211
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Visual settings 

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Show responses 

Lock 

Clear responses 

In your opinion, what do you think is the biggest reason housing is too expensive for people?

Not enough good paying jobs to afford costs of housing

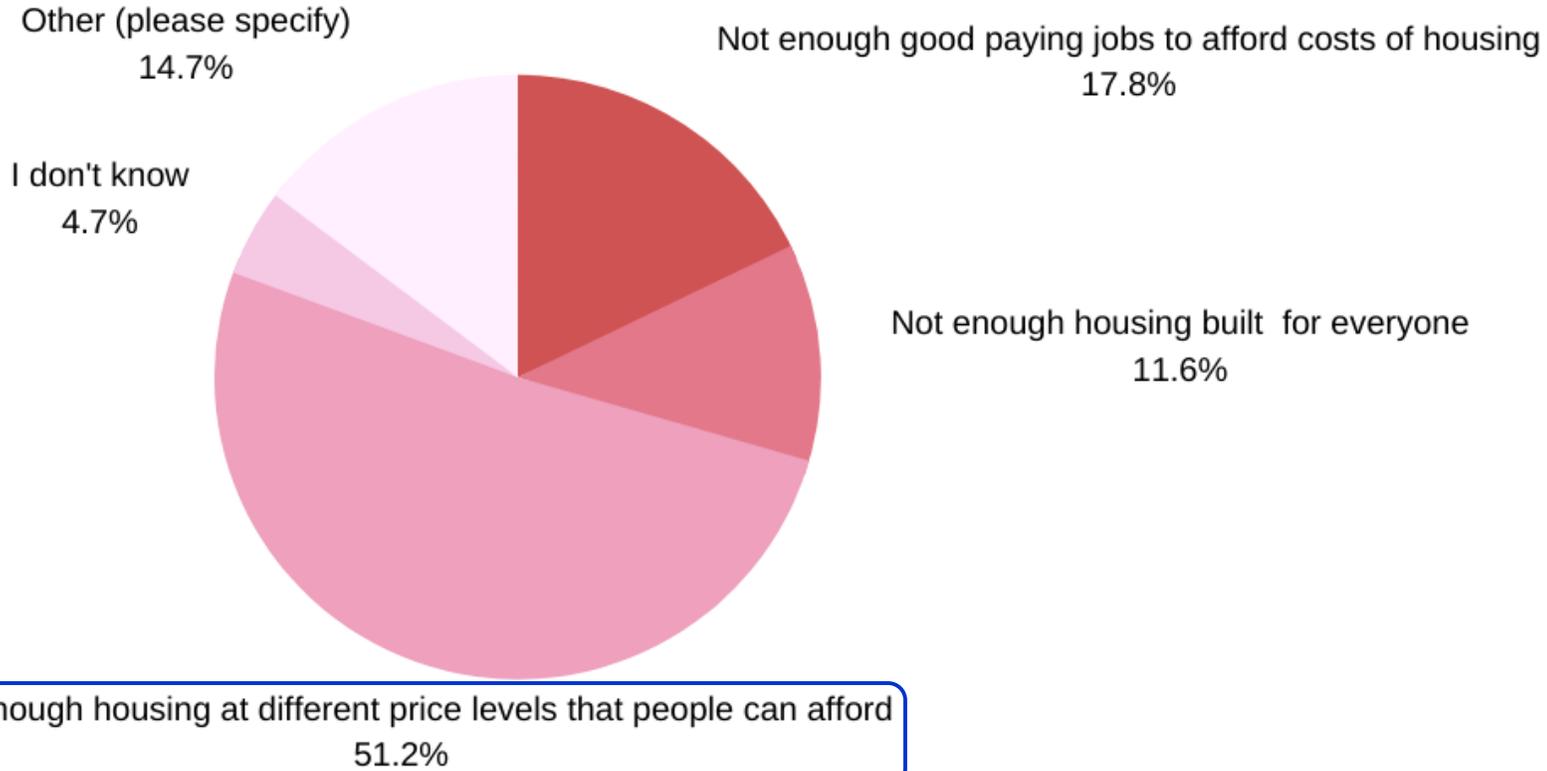
Not enough housing built for everyone

Not enough housing at different price levels that people can afford

I don't know

Other (please specify)

IN YOUR OPINION, WHAT DO YOU THINK IS THE BIGGEST REASON HOUSING IS TOO EXPENSIVE FOR PEOPLE?



Key Findings

City Wide Themes



40% increase in
City population
from 2010-2050



**Ethnically
diverse**



**Significant
needs:**

- Affordable rental housing
- Larger families
- Overpayment
- Homeownership

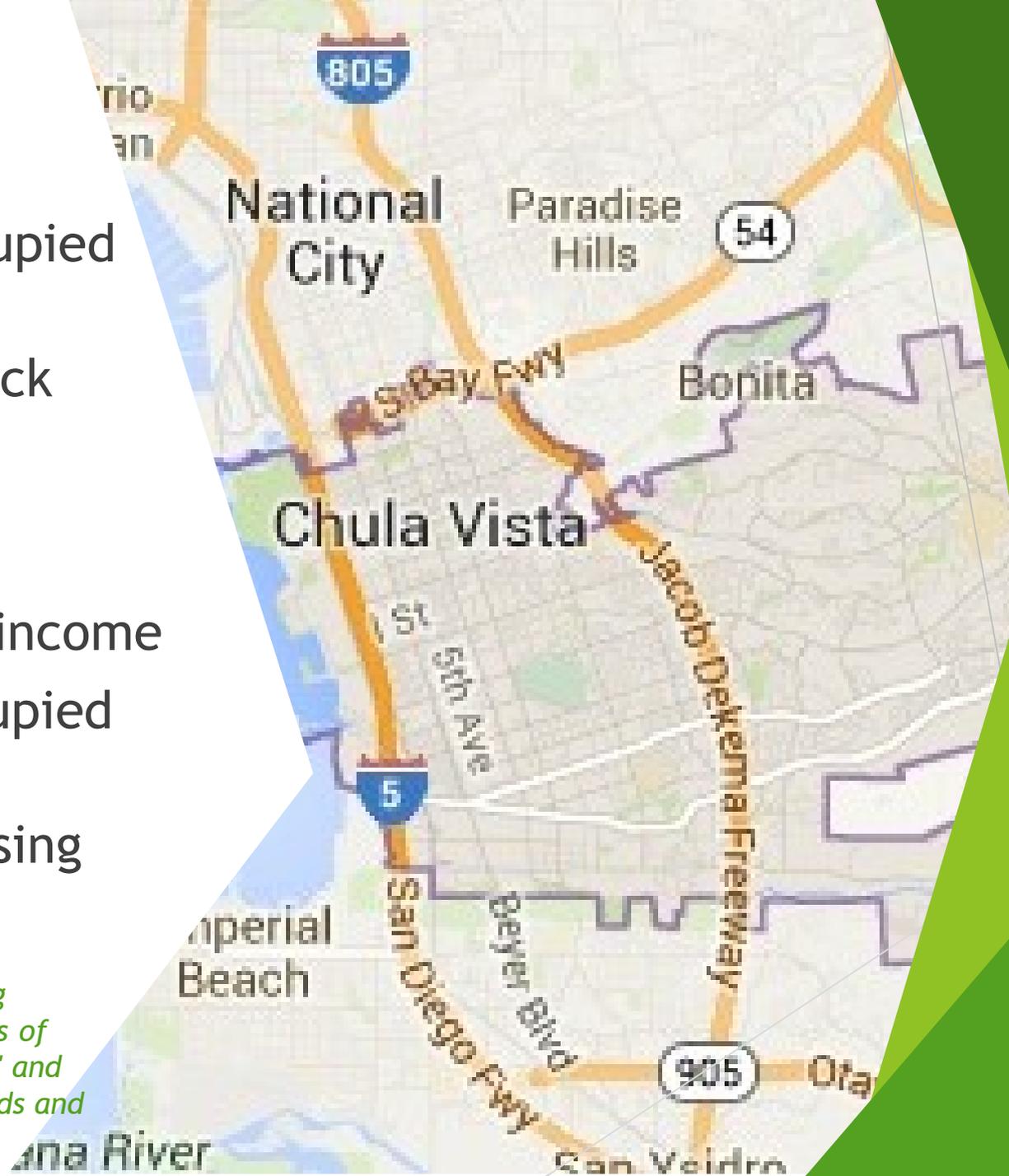
WEST of I-805

- ▶ Majority Lower-Income
- ▶ Predominately renter-occupied households
- ▶ Varied & aging housing stock

EAST of I-805

- ▶ Higher median household income
- ▶ Predominately owner-occupied households
- ▶ Majority single family housing
- ▶ Newer housing stock

Affirmatively Furthering Fair Housing... "taking meaningful actions ... that overcome patterns of segregation and foster inclusive communities" and "address significant disparities in housing needs and in access to opportunity."



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Visual settings 

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Show responses 

Lock 

Clear responses 

What do you think are the most important housing problems in Chula Vista? (Please choose up to 3)

Not enough housing being built for everyone **A**

Not enough affordable rental housing **B**

Cost of housing near good jobs, schools and services is too high **C**

Can't afford to buy a house **D**

Overcrowding (too many people living together) **E**

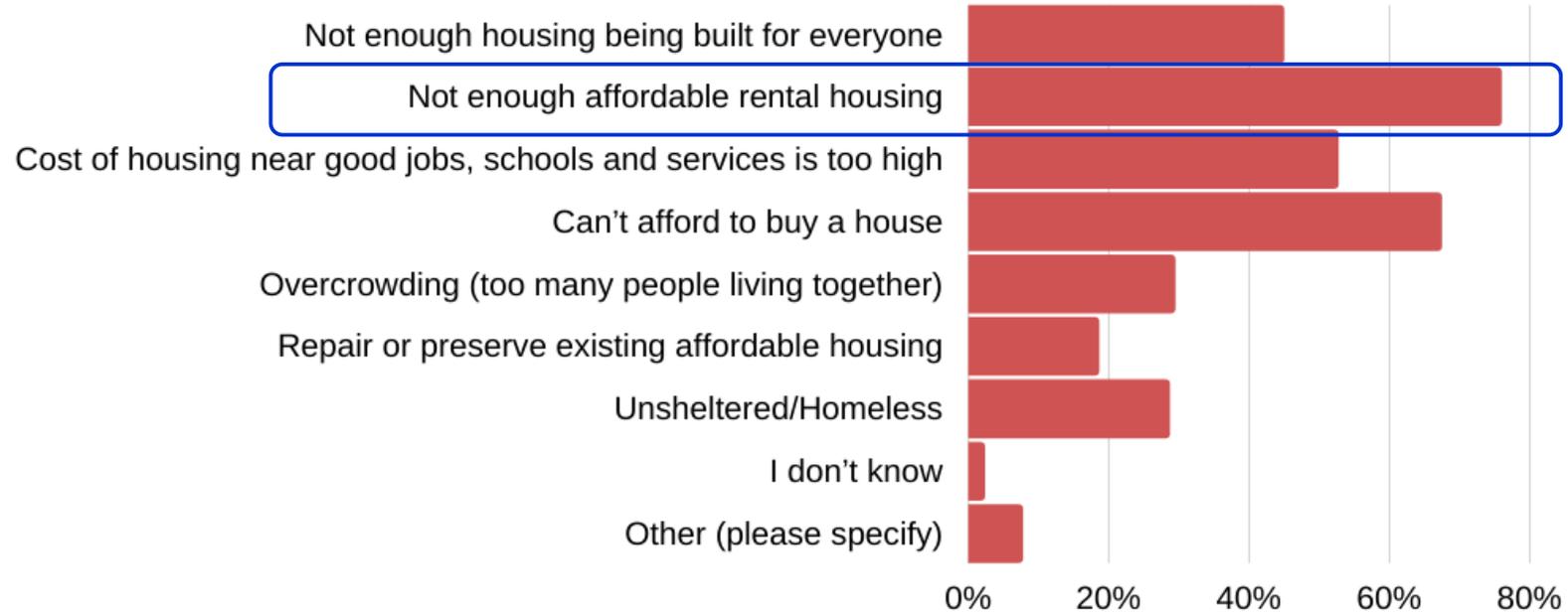
Repair or preserve existing affordable housing **F**

Unsheltered/Homeless **G**

I don't know **H**

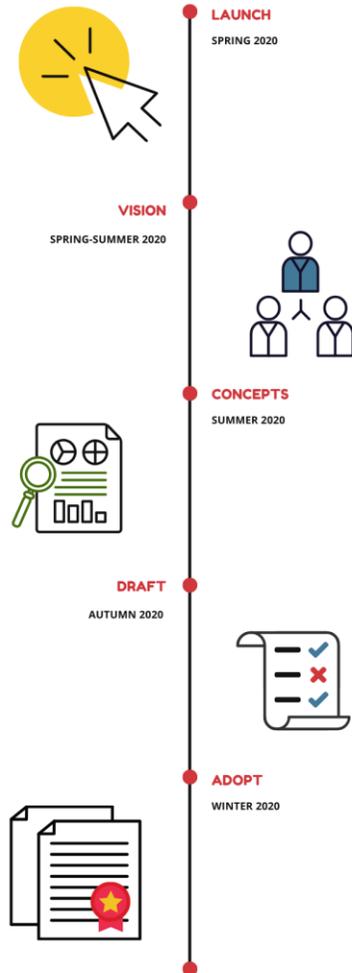
Other (please specify) **I**

WHAT DO YOU THINK ARE THE MOST IMPORTANT HOUSING PROBLEMS IN CHULA VISTA? (PLEASE CHOOSE UP TO 3)



Next Steps

HOUSING ELEMENT UPDATE PROCESS



Date	Task
July 2020	Preliminary Draft Housing Element Profile, Sites Analysis
Aug – Sept	Draft Policies
October	Preliminary Review Draft Housing Element Available
November	Planning Commission/Housing Advisory Commission
December	City Council Authorization for Submittal
Jan – Mar 2021	HCD review and revise, if necessary
April 15, 2021	HCD Deadline for local government housing elements

For more Information and to Contact Us:

Call

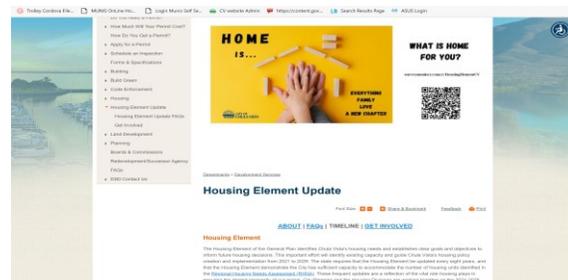
[Development Services Department](#)
Housing & Neighborhood Services
(619) 691-5047

E-Mail City Staff

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Scott Donaghe, Principal Planner
sdonaghe@chulavistaca.gov

Visit our Website

<http://www.chulavistaca.gov/housing>





Questions, Discussion and Direction

Planning Commission and
Housing Advisory Commission



**CITY OF
CHULA VISTA**



HOUSING DIVISION