Actualización del elemento de vivienda

Gracias por unirse a la reunión, comenzaremos momentáneamente.

¡Ayúdanos a conocerte!
Danos tu nombre, código postal e información de contacto en el espacio de chat.

Para la presentación, todas las personas se silenciarán automáticamente.

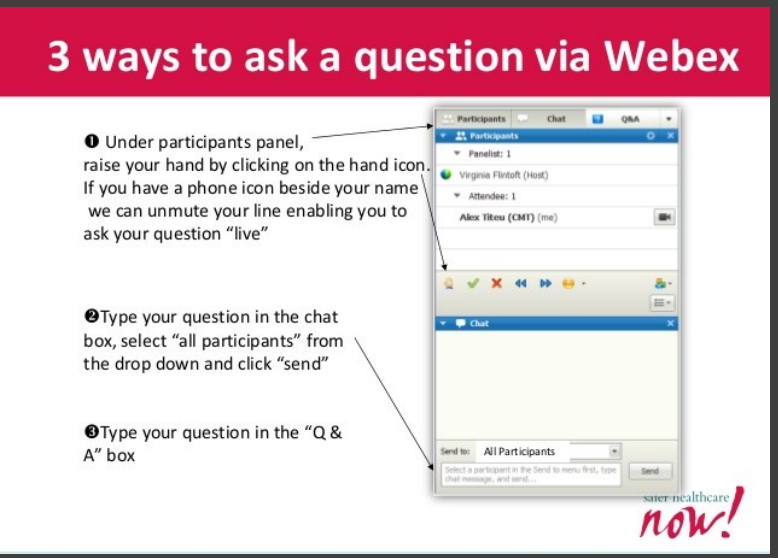
CITY OF CHULA VISTA

Actualización del elemento de vivienda

2021 - 2029

Agenda

- Housing Element Overview/ *Resumen*
- 2021-2029 Update/*Actualización*
- Data / *Datos*
- Current Issues / *Cuestiones actuales*
- Hear from YOU (Goals, Policies, and Programs) / *Escuchar de TI*
- Schedule and Next Steps / *Próximos pasos*



Levante su mano si quiere participar en vivo

Ponga sus comentarios en el "Buzon de Chat".

Permanecer involucrado en el seminario web

Una Nota Sobre la Crisis Actual

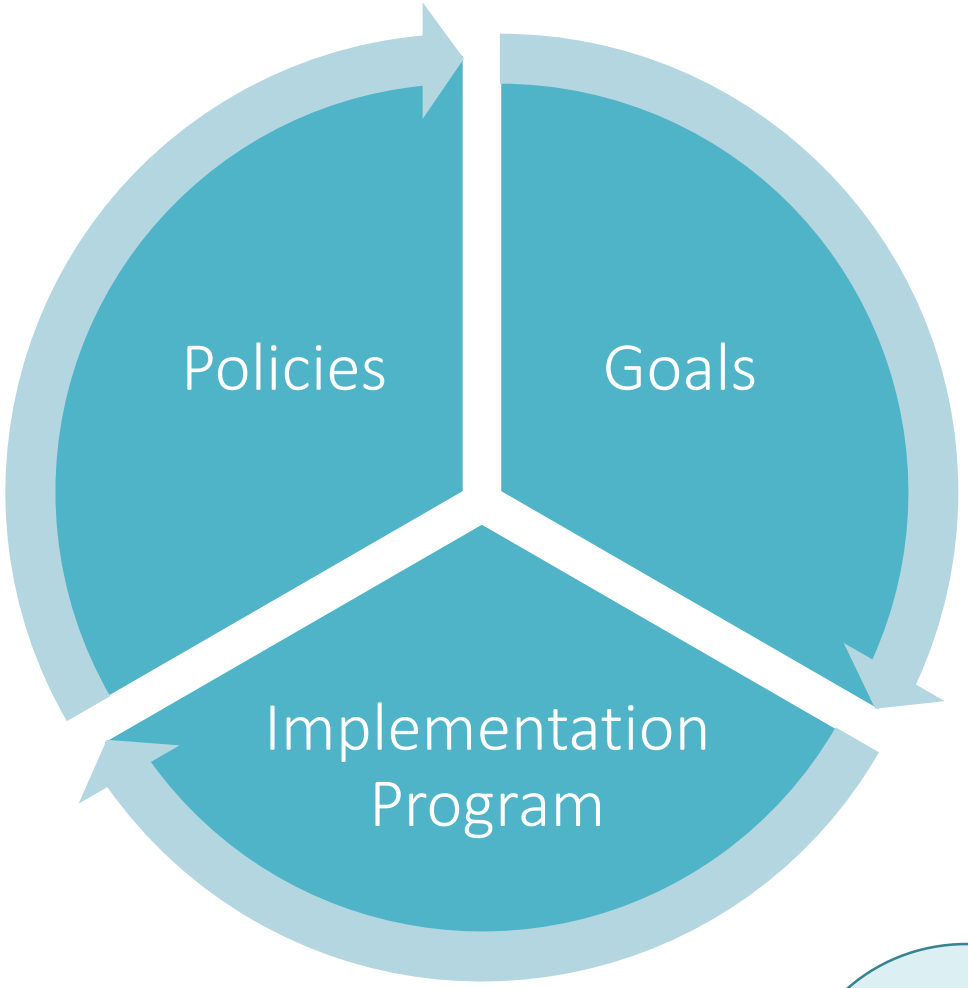
COVID-19 has dramatically altered our way of life and has exacerbated socioeconomic and public health issues we have faced before this pandemic—including poverty, housing insecurity, and inadequate health access. The recent events have shed light on the racial inequities that exist in our communities and throughout the country.

This is an opportunity to think about how our policies and programs result in both long and short-term solutions to creating more livable communities, and the importance of having a safe and secure place to live.

¿Qué es un elemento de vivienda?

Provides Policies and Programs that guide future housing growth

Identifies the City's Regional Share of housing by income category and the land available



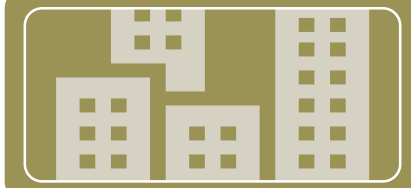
Site Inventory

Componentes de un Elemento de Vivienda

HOUSING VISION

What would our city look and feel like if we met all our housing goals?

We are Here



HOUSING LANDSCAPE

What are our housing needs? Who is our housing serving? Who is not having their housing needs met.

CONSTRAINTS & RESOURCES

Have we planned to accommodate our needs? What existing housing stock needs to be preserved? What is stopping us from meeting our goals and why?

ACTION PLAN

Goals policies and programs to shape future decision making. Programs that will help us realize our vision.

We are Here

Asignación Regional de Necesidades de Vivienda (RHNA) 6º Ciclo (2021-2029)

Jursidiction	TOTAL Allocation	Income Category									
		Very Low		Low		Moderate		Above Moderate		Very Low & Low	
		No.	%	No.	%	No.	%	No.	%	No.	%
Carlsbad	3,873	1,311	34%	784	20%	749	19%	1,029	27%	2,095	54%
Chula Vista	**11,105**	**2,750**	**25%**	**1,777**	**16%**	**1,911**	**17%**	**4,667**	**44%**	**4,527**	**41%**
National City	5,437	645	12%	506	9%	711	13%	3,575	66%	1,151	21%
San Diego	108,036	27,549	25%	17,331	16%	19,319	18%	43,837	41%	44,880	42%
San Marcos	3,116	728	23%	530	17%	542	17%	1,316	42%	1,258	40%
Unincorporated	6,700	1,834	27%	992	15%	1,165	17%	2,709	40%	2,826	42%
REGION	**171,686**	**42,332**	**25%**	**26,627**	**16%**	**29,734**	**17%**	**72,992**	**43%**	**68,959**	**40%**

SANDAG

171,684 dus

Transit – 65%

Jobs – 35%

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

Pasado RHNA 5o Ciclo (2013-2020) 5th Cycle (2013-2020)

Políticas

Abordar las necesidades importantes relacionadas con la vivienda

Debe abordar los nuevos requisitos de la ley estatal

Compromete la ciudad

Establecer plazos realistas

Programa y Políticas Responden a Nuevas Leyes Estatales

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

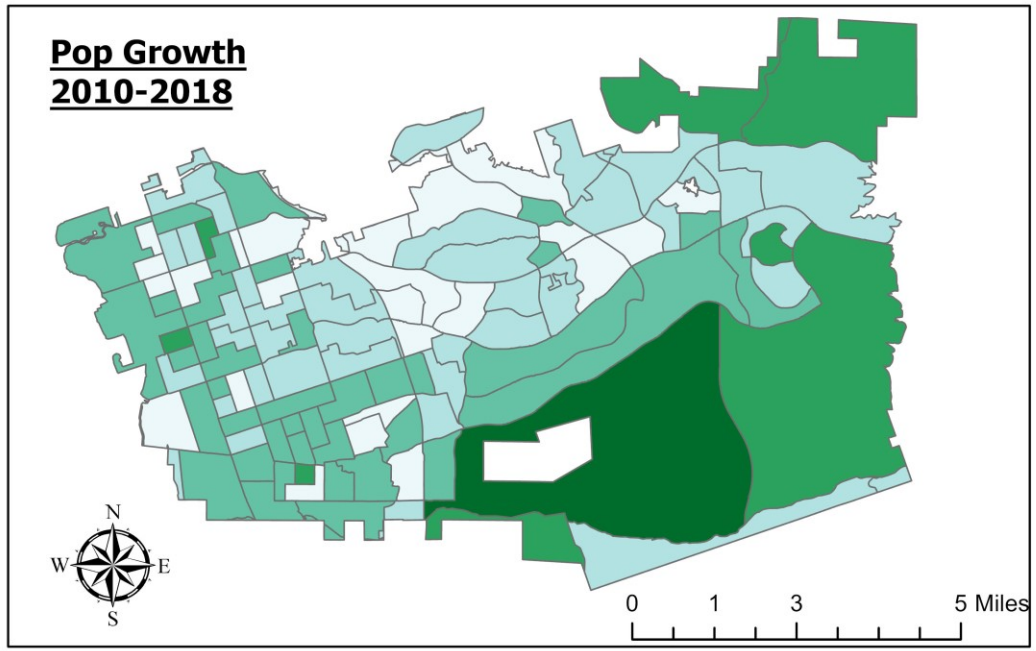
Affirmatively Furthering Fair Housing *AB 1771*

- Balanced Communities Policy (5% Low & 5% Moderate-Income)

Removal of Governmental Constraints *AB 879*

Evaluación de las necesidades de vivienda

¿Quiénes somos?



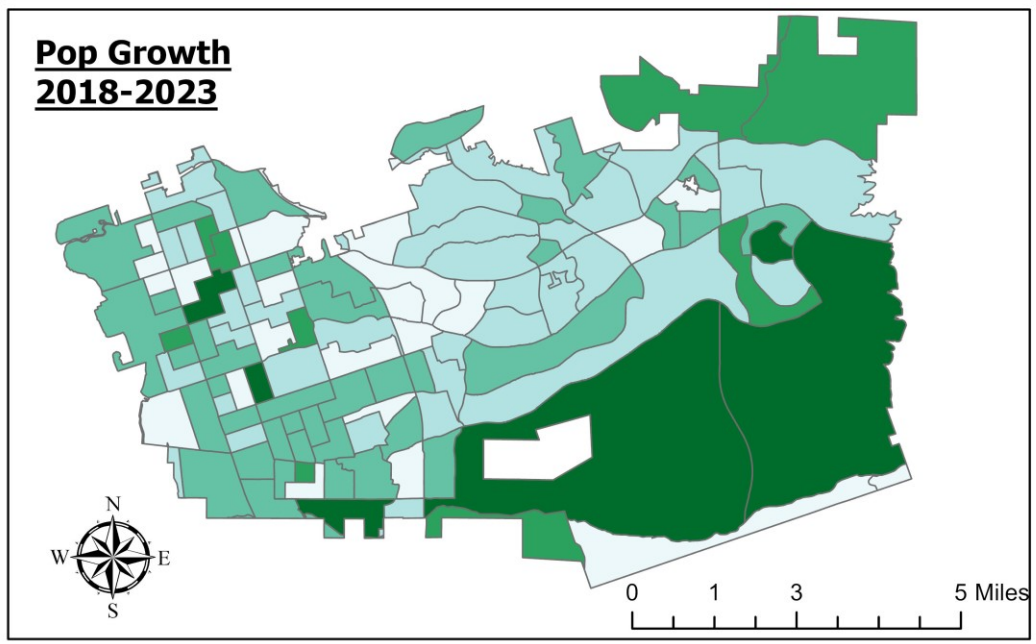
Legend

Chula Vista

2010-2018 Population: Annual Growth Rate

- ≤0.3%
- ≤0.71%
- ≤1.4%
- ≤4.5%
- ≤8.55%

Population Growth
by Census Tract
City of Chula Vista



Legend

Chula Vista

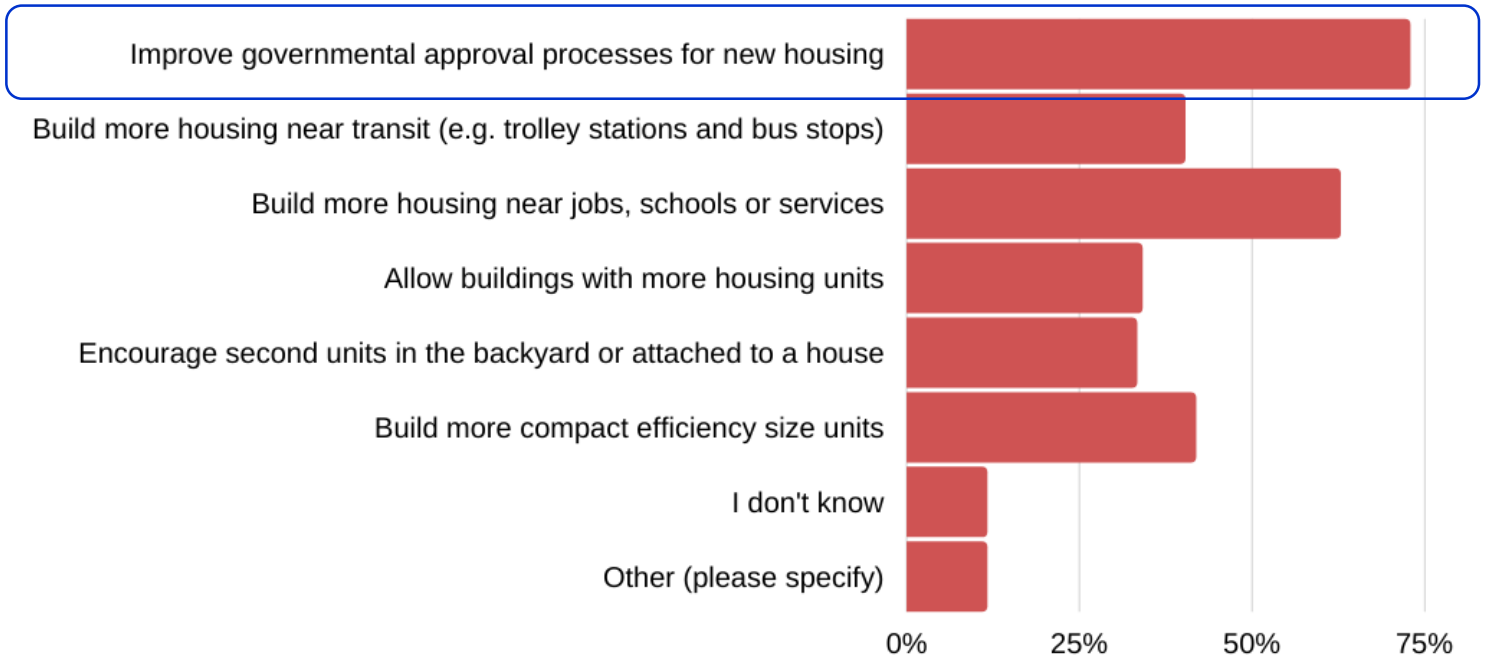
2018-2023 Population: Annual Growth Rate

- ≤0.3%
- ≤0.7%
- ≤1.17%
- ≤1.86%
- ≤4.95%

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

CITY OF CHULA VISTA | HOUSING DIVISION

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



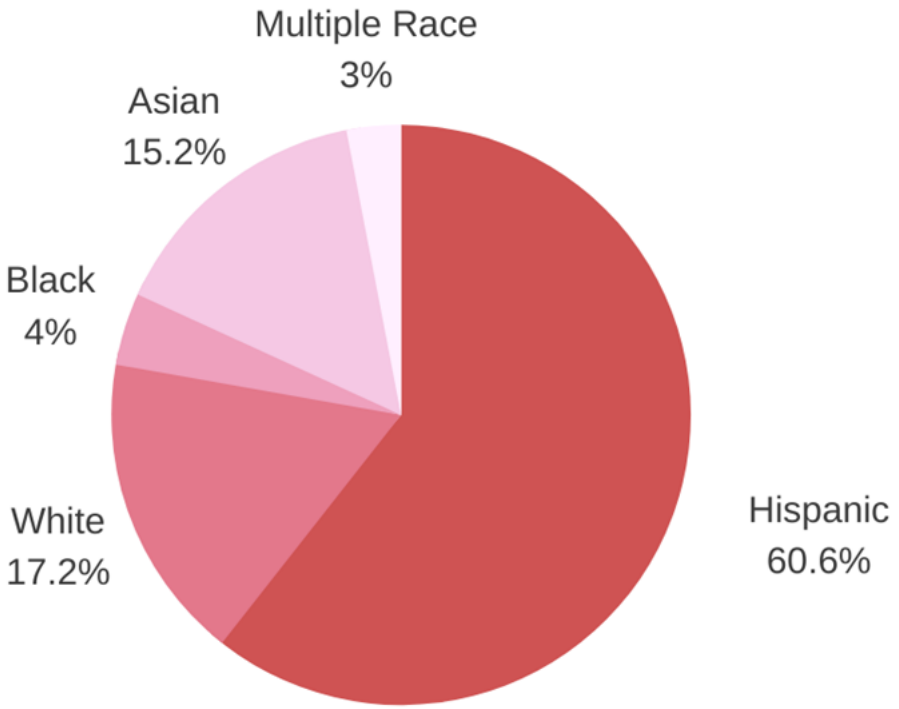
2.8

Average Household Size in San Diego County

3.3

Average Household Size in Chula Vista

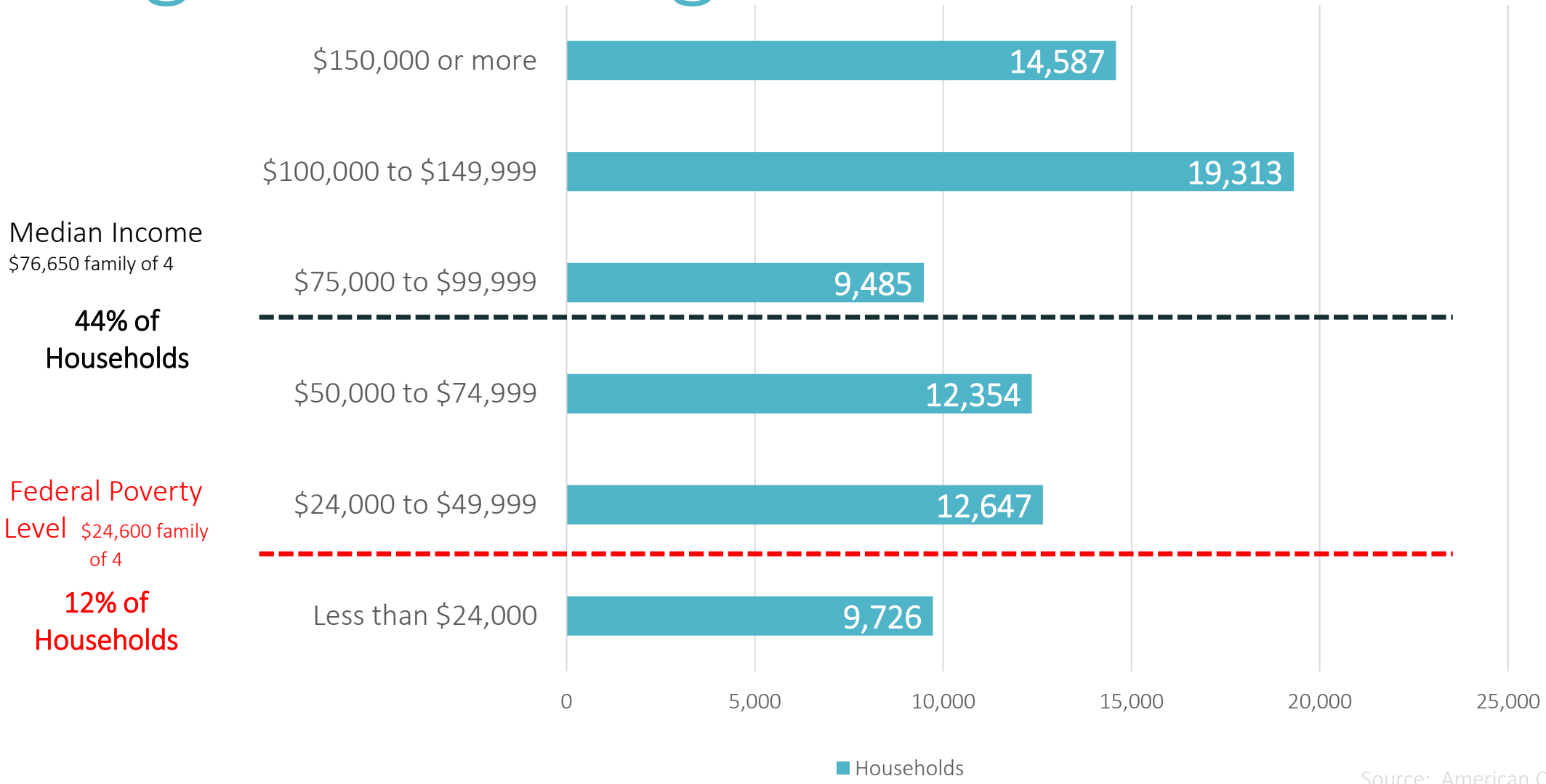
LARGE HOUSEHOLDS (4+ persons)	
Chula Vista	37%
San Diego	23%



Composición racial/étnica

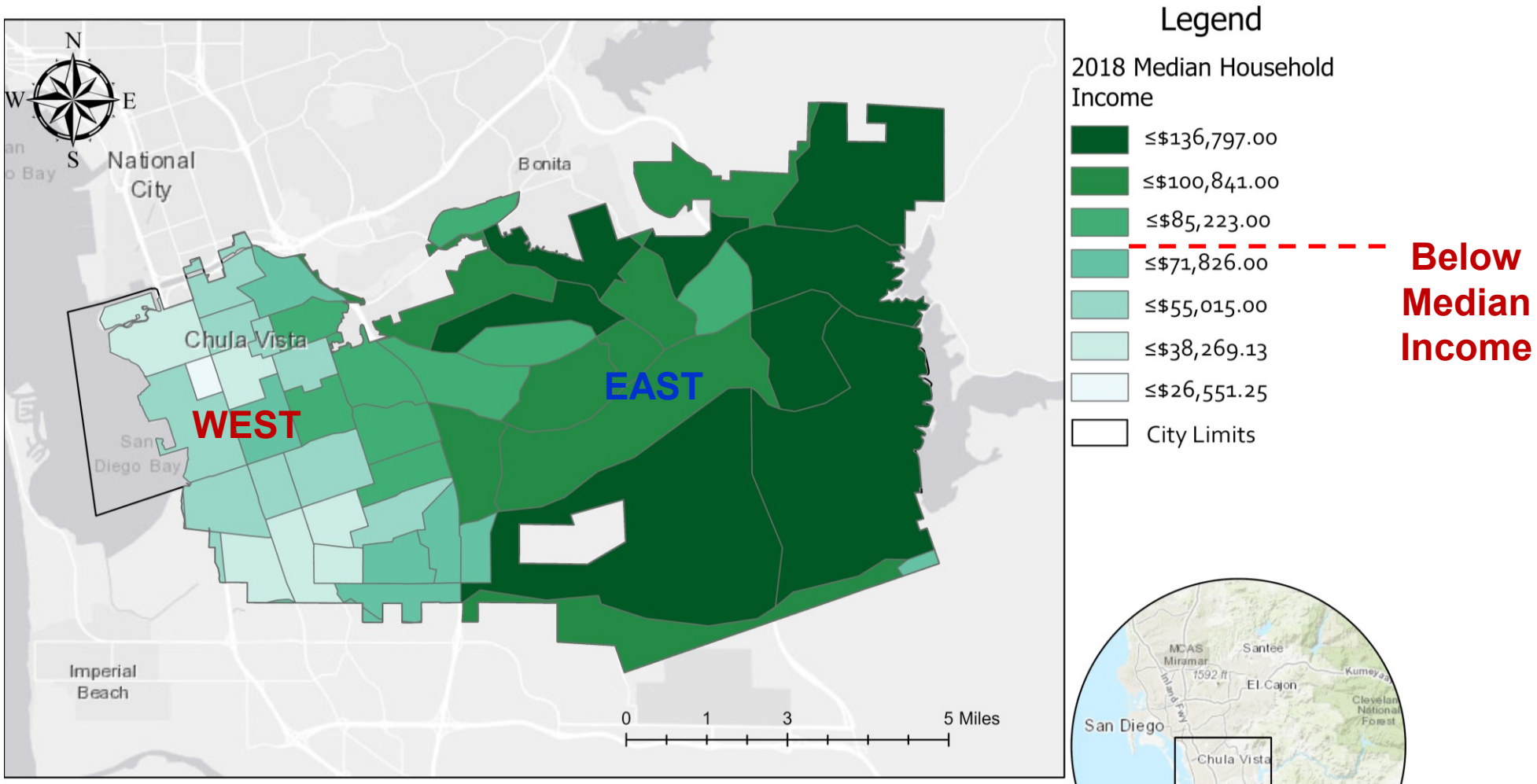
Fuente: American Community Survey 2017

Ingresos del hogar



Source: American Community Survey 2017

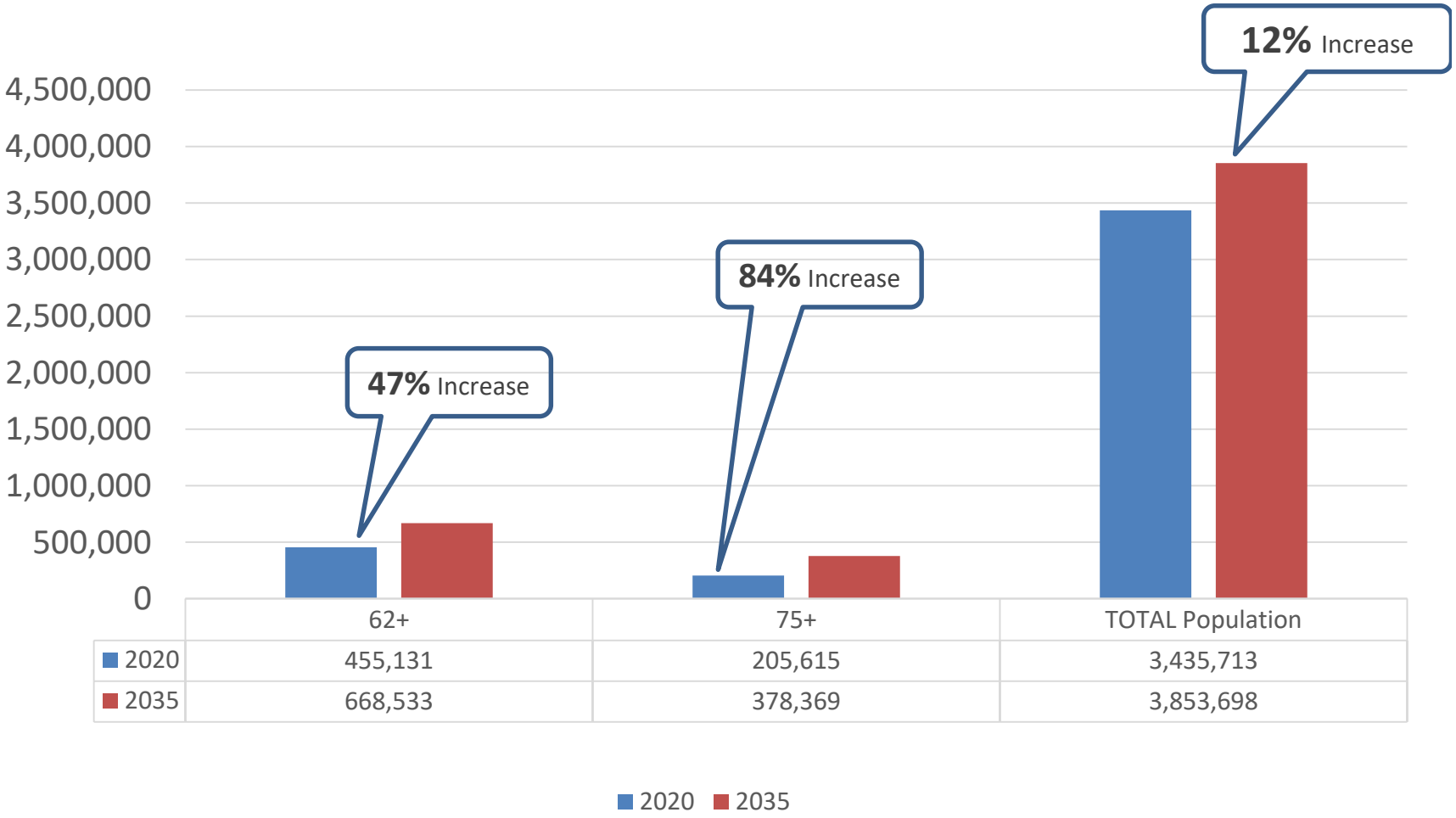
Ingresos medios de familias en Chula Vista



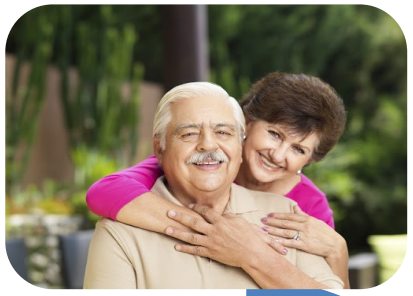
Source
Esri, U.S. Census Bureau, American Community Survey, ACS 1 Year Estimates

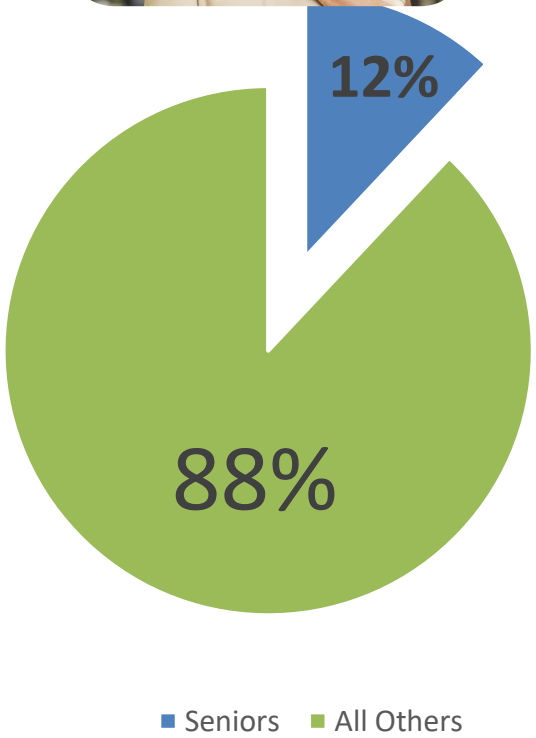
Personas de Tercera Edad

Growth in Population 2020-2035



	62+	75+	TOTAL Population
2020	455,131	205,615	3,435,713
2035	668,533	378,369	3,853,698



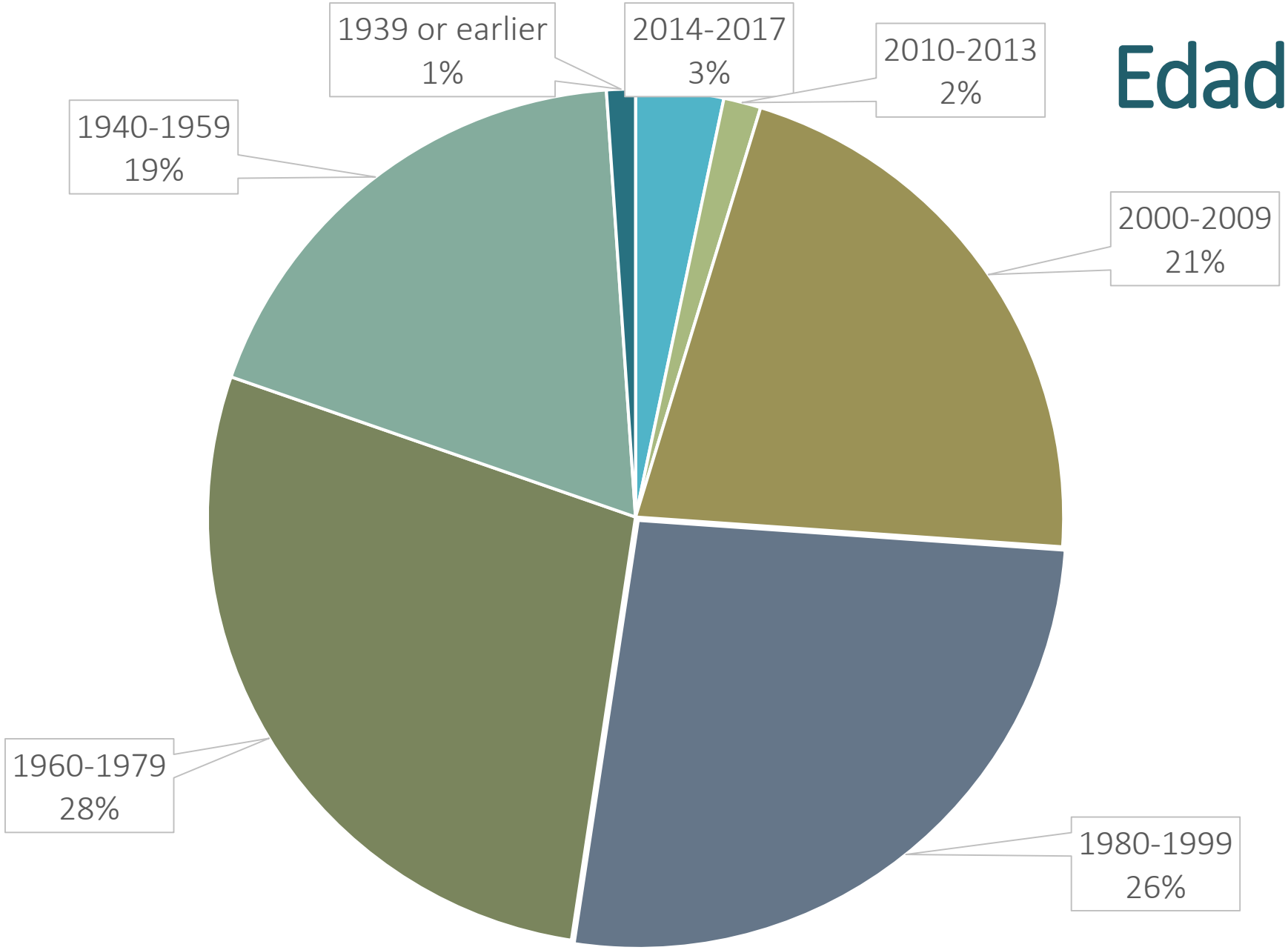


Evaluación de las necesidades de vivienda

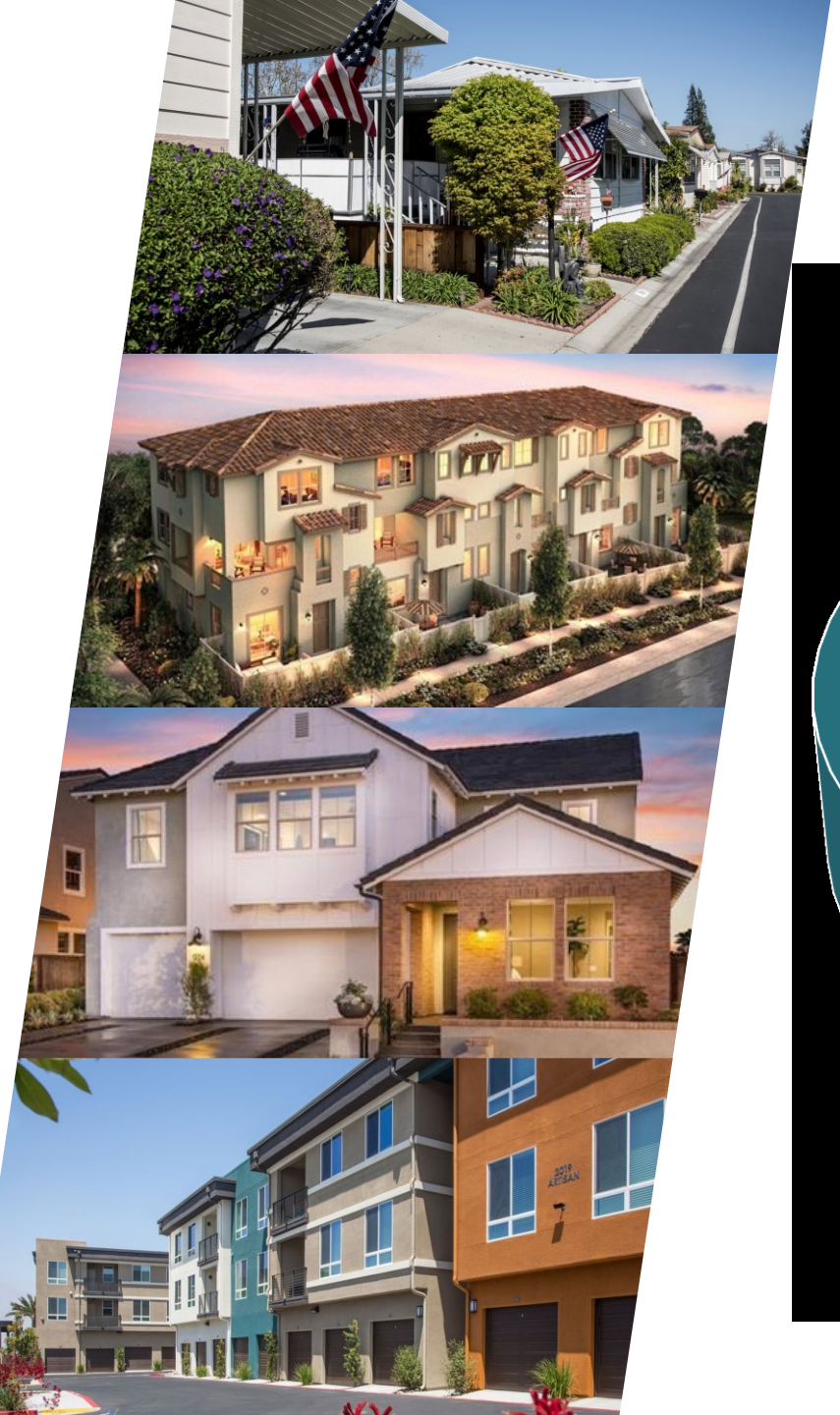
El qué, dónde y cómo de nuestra vivienda

Edad de Vivienda

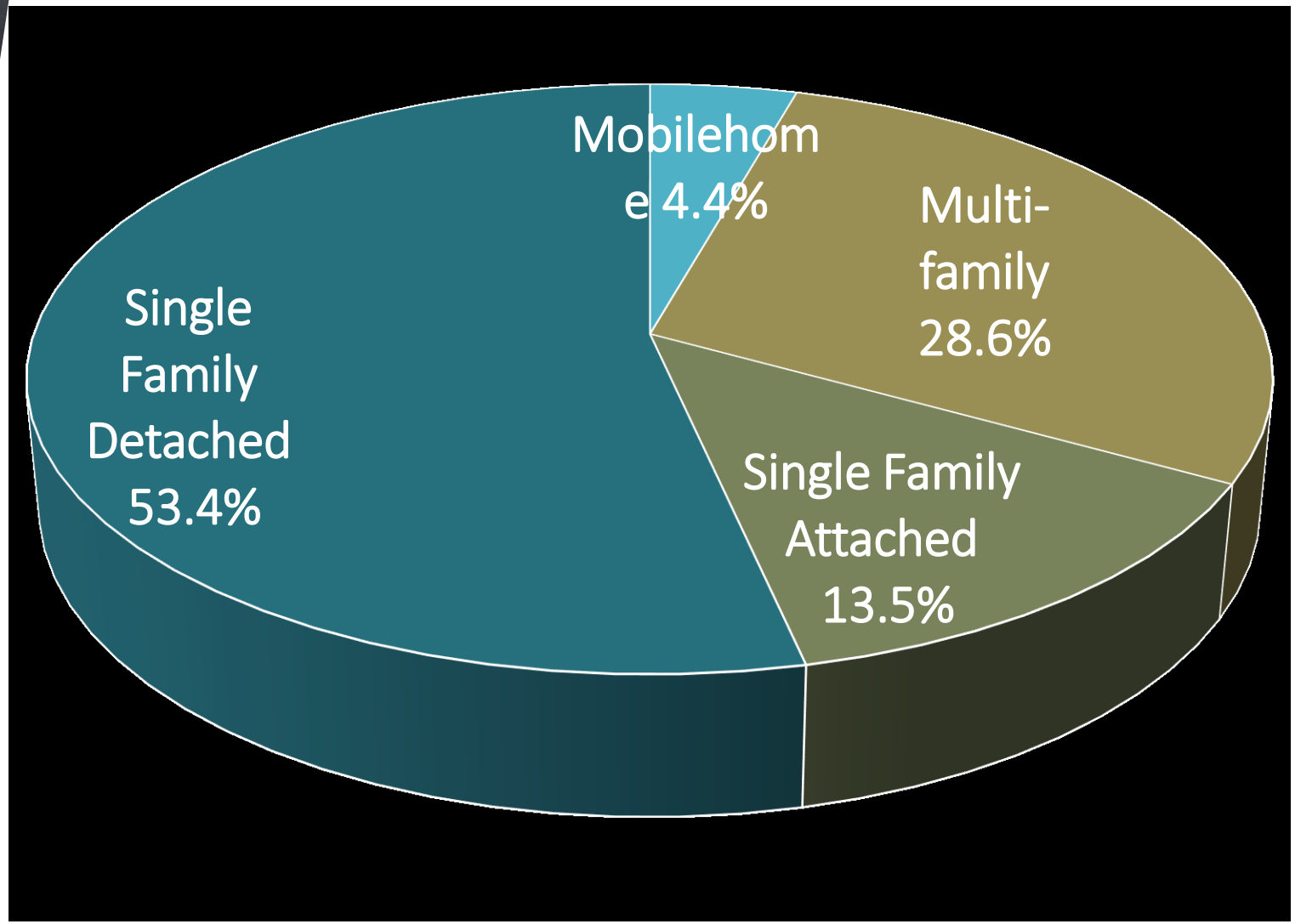
Numero de vivienda = 85,810



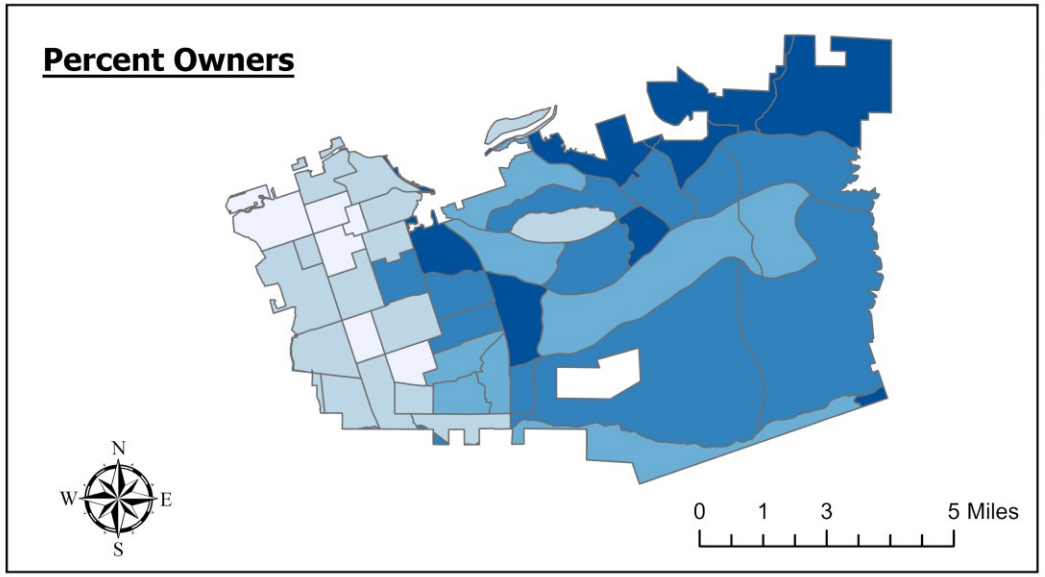
Source: American Community Survey 2017



Tipo de Vivienda



Source: American Community Survey 2017



Legend

Chula Vista

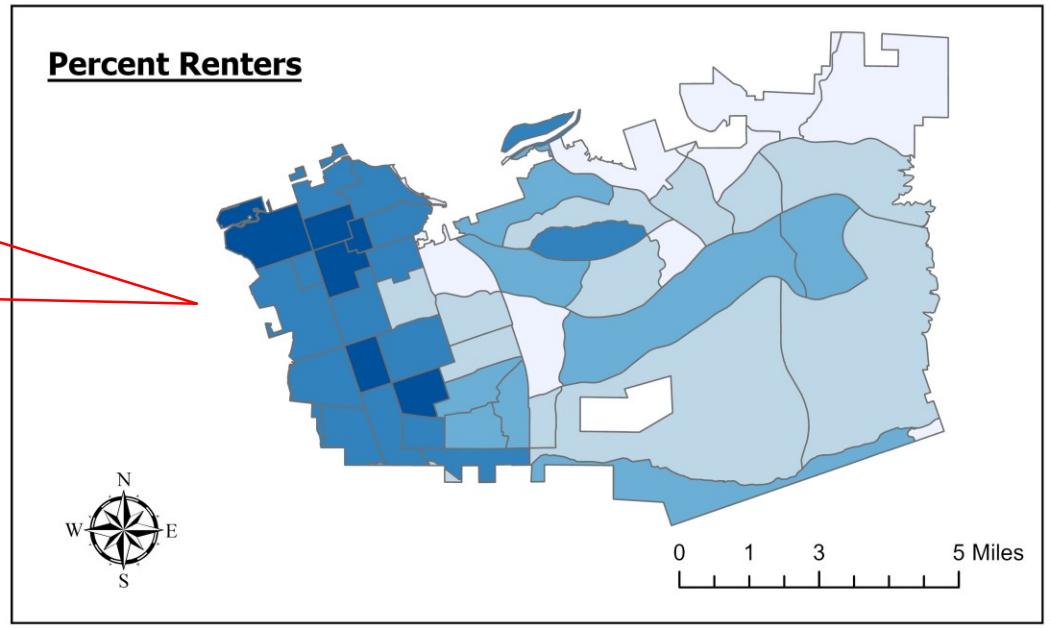
Percentage Owners

- ≤26%
- ≤51%
- ≤68%
- ≤80%
- ≤91%

EAST

High Home Ownership

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



WEST

Predominately Renter Occupied

Legend

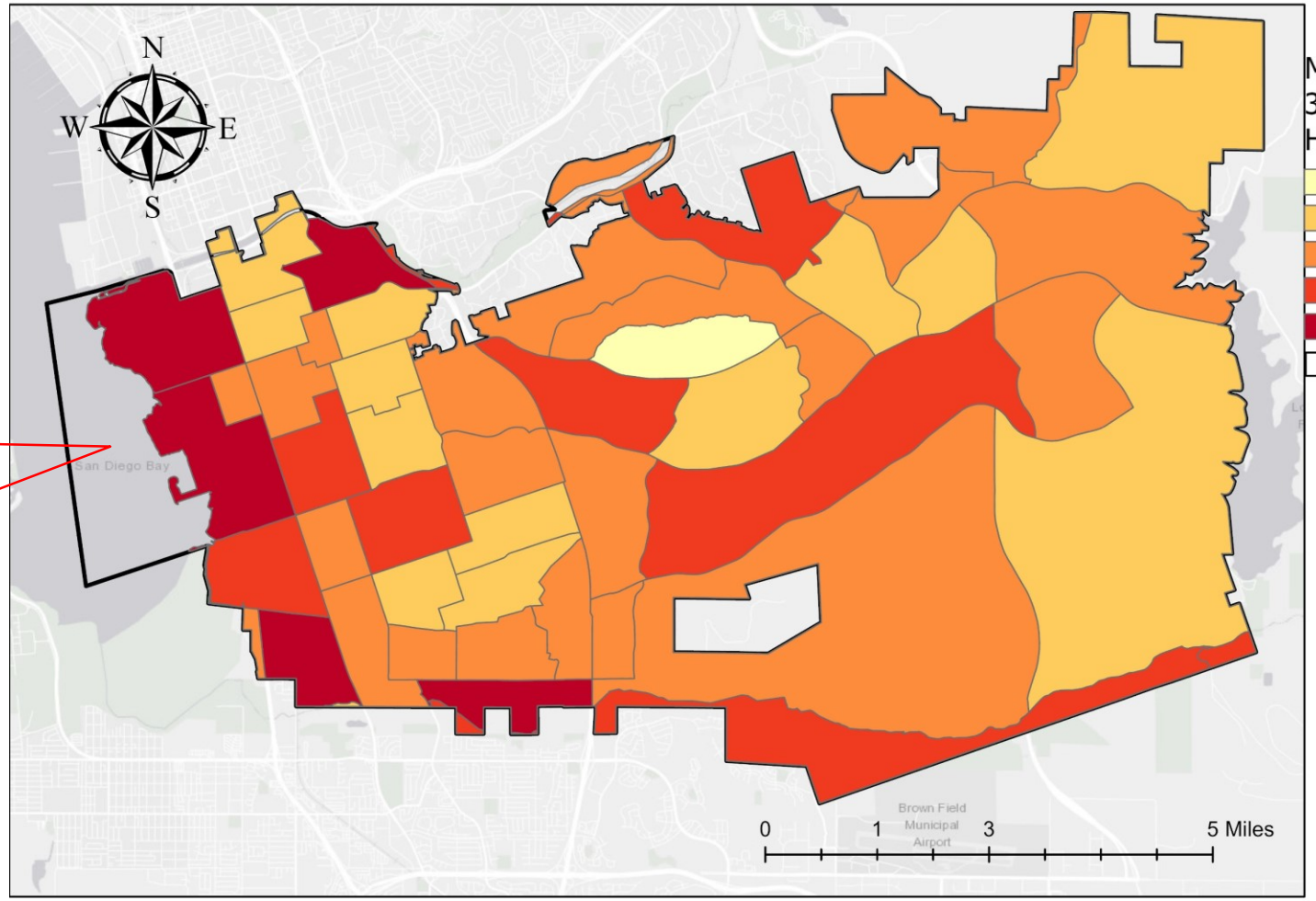
Chula Vista

Percentage Renters

- ≤19%
- ≤29%
- ≤43%
- ≤67%
- ≤85%

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

Chula Vista
Percent of Owner Households with Cost Burdened



Legend

Monthly Owner Costs are 30.0 Percent or More of Household Income

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

WEST

Facing Costs Burdens

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

Precios y Arrendamiento

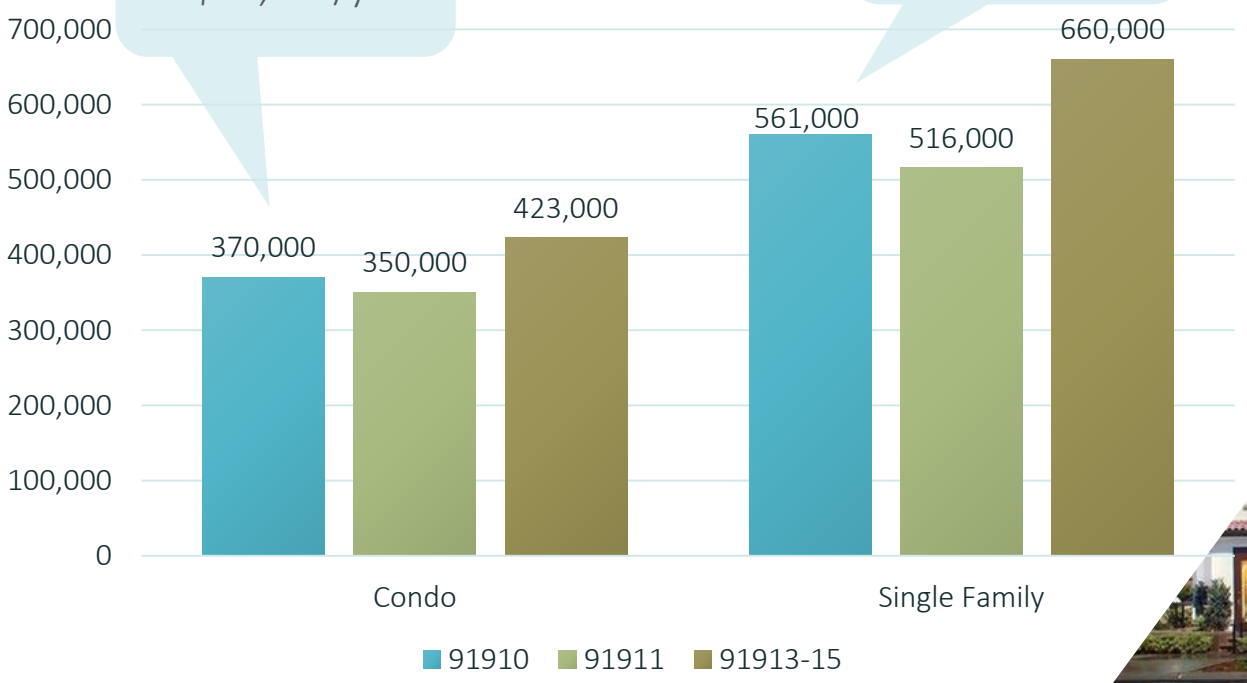
2 Bedroom Apartment

- $1,990

$19.50/hour
or $40,600/year

$26.50/hour
or $55,250/year

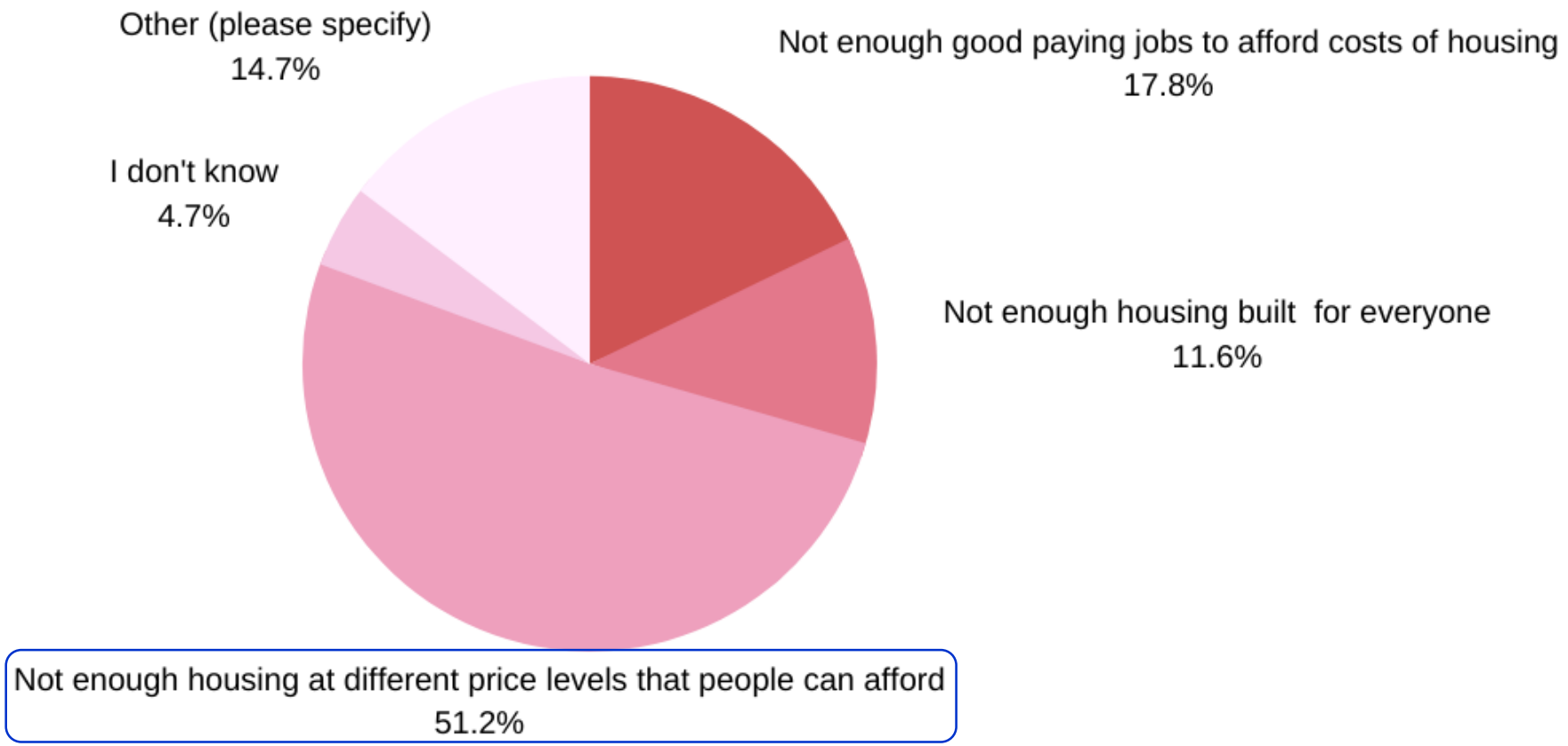
$41.25/hour
or $85,800/year



Source: Homes sold December 2019

¿En su opinion, cual es la razon por la cual vivienda esta fuera del alcanze de las personas?

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



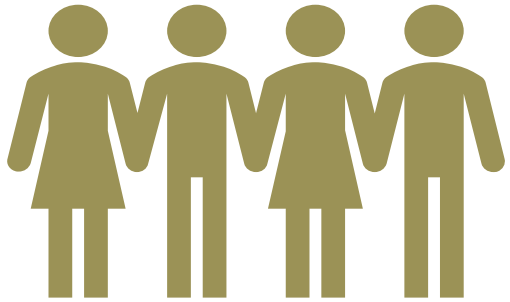
CITY OF CHULA VISTA | HOUSING DIVISION

Conclusiónes

Lo que escuchamos y aprendimos

Temas en nuestra ciudad

40% increase in City population from 2010-2050



Diverse

Size

Income

Ethnicity

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

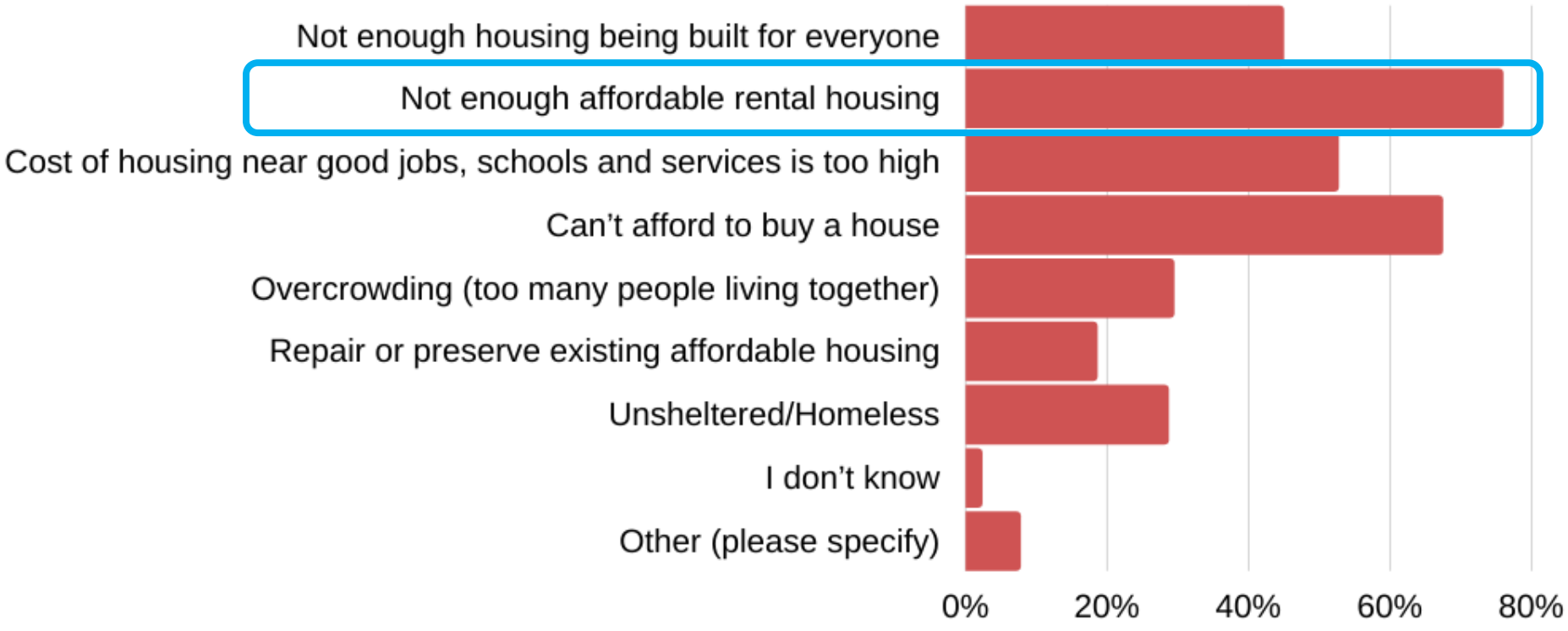
Majority single family housing

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."

¿En su opinion, cuales son los problemas mas importantes en Chula Vista?

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



P & R

Preguntas & Comentarios Recibidos

Discusión

Objetivos – ¿Cuál es su visión para Chula Vista?

Dínos más.... ¿Cuáles son sus pensamientos e ideas?

Objectivos de el Elemento de Vivienda

Desired results that the City will attempt to reach over the long term. They are general expressions of community values or preferred end states

GOALS	2013-2020	*PROPOSED 2021-2029*
1	A Maintained and Enhanced Housing Stock and Neighborhoods	*Promote Housing that Helps to Create Safe, Livable, and Sustainable Neighborhoods*
2	Housing Opportunities that Meet the City's Diverse Needs (Type, size, ownership level, and income levels)	*Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs (Type, size, ownership level, and income levels)*
3	~~Maximized Funding and Implementation of Services Vital to Community Housing Needs.~~	*Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity*
4		*Promote equitable and accessible housing options and resources available. (Education/Outreach)*

Discusión

Políticas: Declaraciones específicas que guiarán las decisiones

Programas: Núcleo de la estrategia de vivienda de la ciudad

Dínos más.... ¿Cuáles son sus pensamientos e ideas?

Objetivo 1:

Promover una vivienda que ayude a crear vecindarios seguros, habitables y sostenibles

Proposed Policies	EXAMPLE Programs
Maintenance and repair of existing renter- and owner-occupied housing to prevent deterioration and promote safety.	Rehab program
	Include accessibility improvements for seniors and people with disabilities
	Resources to weatherize, remove hazards from, and maintain the properties.
Enforce the building, safety and housing codes through code enforcement efforts.	Coordinate code enforcement efforts with housing rehabilitation
Align housing policies with State and local greenhouse gas reduction strategies	Housing that supports transit use and environmentally sustainable patterns of movement.
	Housing at major transit nodes, along transit corridors, and in other locations suitable for high intensity housing development, as appropriate.
	implement and monitor progress on energy and water efficiency, clean and renewable energy, mobility and land use, zero waste
	Include passive or active green space, such as green roofs, walls, and courtyards, that can provide carbon capture and cooling
Support and promote policies and programs that aim to reduce energy / resource consumption and sustainable building practices	Promote and incentivize energy and resource conservation among homeowners, property owners and managers, and renters

Dínos más.... ¿Cuáles son sus pensamientos e ideas?

Objetivo 2:

Facilitar la construcción y el suministro de viviendas de calidad para satisfacer las diversas necesidades de la ciudad

(Tipo, tamaño, nivel de propiedad y niveles de ingresos)

Proposed Policies	Programs
Identify adequate sites available for development to accommodate up to 11,105 dwelling units for the 6th Cycle Housing Element	Monitor residential development to ensure there is an adequate level of remaining development capacity
	Support residential infill development and promote higher residential density where appropriate.
	"No Net Loss" program: Build to densities allowed
	Update as needed Specific Plans, Sectional Planning Area and other planning documents to encourage location- and resource-efficient development; and to provide Programmatic EIRs
	Require Housing Impact Statements to show impact on RHNA
Continue to identify and implement permitting process improvements	Reduce processing times for projects that meet established criteria as affordable / infill projects or sustainable projects.
	Periodic review existing and proposed building, planning, engineering and fire policies and standards
Programs that incentivize development of affordable / infill projects or sustainable projects.	Continue to update the Affordable Housing Incentives Zoning Regulations to ensure density bonus incentives are consistent with State Law.
	Incentivize the provision of ADUs that are restricted for very low and low-income households.
	New financing tools and methods that provide the infrastructure needed to support transit-oriented, mixed-use infill and affordable housing development
Encourage housing development that meets a variety of special needs, including large families, single parents, disabled persons, the elderly, students, veterans, the homeless, or other non-traditional housing alternatives and utilizing universal design	Short and long term supportive housing and facilities for people experiencing homelessness throughout the City, especially sites that are co-located with support services for health, mental health, and workforce development and that are located near transit

Dínos más.... ¿Cuáles son sus pensamientos e ideas?

Objetivo 3:

Crear oportunidades para vivienda asequible, particularmente en áreas vulnerables Y en áreas de oportunidad

Proposed Policies	Programs
Preserve existing low-income housing and avoid displacement	Monitor housing lost and replace housing
	Monitor affordable rental units at risk of converting to market rents and support methods to preserve the affordability of these units.
	Incorporate "Right of First Refusal" to purchase properties with expiring affordability agreements
Administer affordable rental and homeownership assistance programs	Review and revised Balanced Communities policy (aka "Inclusionary Housing"
	Attainable homeownership
	Leverage publicly owned land suitable (in terms of geology, topography, proximity to commercial areas) for development and not needed for public use for affordable housing development
Support and engage in innovative methods for financing housing development	Continue to assist with the issuance of bonds, tax credit financing, loan underwriting or other financialtools to help develop or preserve affordable units through various programs.

Dínos más.... ¿Cuáles son sus pensamientos e ideas?

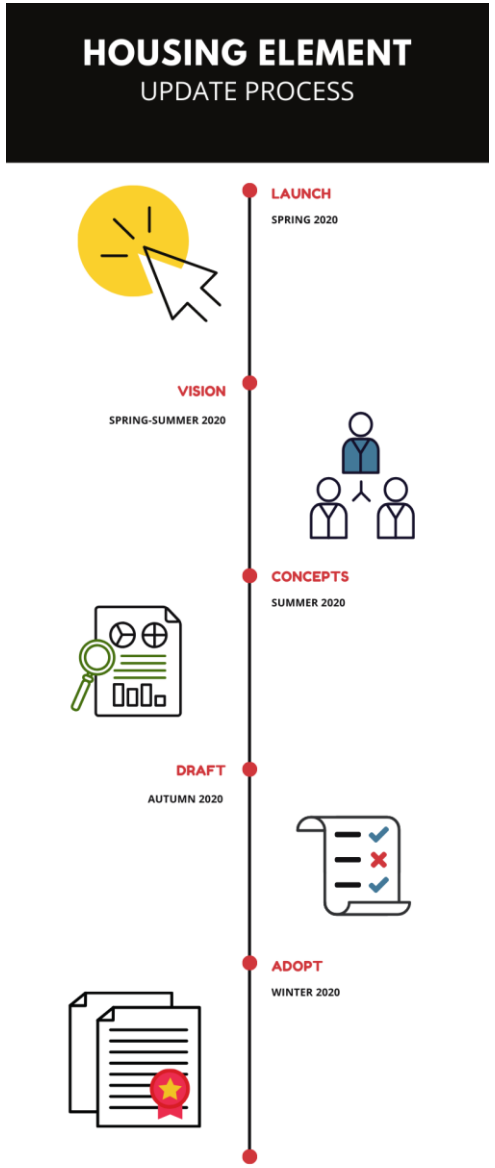
Objetivo 4:

Promover opciones y recursos de vivienda equitativos y accesibles disponibles.

(Educación/Comunicacion)

Proposed Policies	EXAMPLE Programs
Make information more easily accessible	Public educational information at various City Offices, on the City website, and other electronic media platforms
	Work with other agencies and organizations in leveraging opportunities for education and outreach
Foster citywide discussion on housing needs, resources, and ideas	Encourage the input and participation of those with lived experience with homelessness when developing programs and policies to address their needs.
	Maintain a comprehensive, consolidated informational resource of housing units for lower-income households.
	Fair housing laws and programs that allow equal housing access for all city residents.
	Work directly with neighborhood groups and individuals to address concerns pertaining to neighborhood needs, problems, trends, and opportunities

Próximos Pasos



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**

Para más información y para ponerse en contacto con nosotros:

Hable

Development Services Department

Housing & Neighborhood Services

(619) 691-5047

Correo Electronico

Leilani Hines, Housing Manager

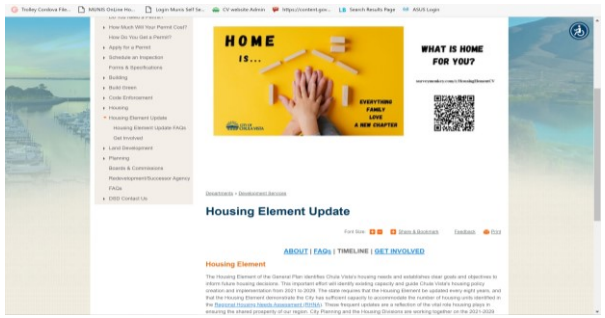
lhines@chulavistaca.gov

Scott Donaghe, Principal Planner

sdonaghe@chulavistaca.gov

Nuestra Pagina

http://www.chulavistaca.gov/housing



CITY OF CHULA VISTA | HOUSING DIVISION