2013 - 2020

Chula Vista

Vision 2020

CITY OF CHULA VISTA

April 23, 2013

Housing Element

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CITY OF
CHULA VISTA

HOUSING ELEMENT OF THE GENERAL PLAN

April 23, 2013

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1.0 EXECUTIVE SUMMARY

The City of Chula Vista General Plan Housing Element details the City's seven-year strategy for the enhancement and preservation of the community's character, identifies strategies for expanding housing opportunities for the City's various economic segments and provides the official policy guidance for local decision-making related to housing. The Housing Element of the General Plan provides the implementation mechanisms for effectively addressing housing needs in Chula Vista throughout the 2013-2020 planning period.

The Housing Element provides in-depth analysis of the City's population, economic and housing stock characteristics as required by State law. The Element also provides a comprehensive evaluation of existing programs and policies of the 2005-2010 Housing Element to determined necessary revisions to meet current needs. Through this analysis, the City has identified goals, objectives, policies and program actions the directly address the current needs of Chula Vista's population.

The Housing Element is organized into four policy components, including:

- Introduction – Explains the purpose, process and content of the Housing Element:

- Part I: Issues & Opportunities – Describes the key issues and opportunities identified from needs assessments and the public participation process upon which the update to the Housing Element should focus.

- Part II: Policy & Implementation Plan – Details specific policies and programs the City of Chula Vista will carry out over the five-year period to address the City's housing goals.

- Part III: Quantified Objectives – Specifies the number of households assisted and housing units constructed, rehabilitated, conserved and preserved through the adoption of policies and programs.

Additionally, a number of Appendices are included to supplement the development of the Housing Element's Policy and Implementation Plan.

A particular emphasis of this Housing Element is addressing the City's diverse housing inventory and population and providing a balance of housing opportunities within each of the four planning areas, Northwest, Southwest, Bayfront and the Eastern Area. The Policy and Implementation Plan provides focused attention to needs, challenges and opportunities particularly for those economically disadvantaged populations, given the recessionary economy and the limited financial resources available to the City as a result of the elimination of Redevelopment statewide and its Low and Moderate Income Housing funds, the majority of the resources previously available to the City's Redevelopment Agency. The Plan focuses on leveraging resources

1.0 COMMUNITY CONTEXT

Who We Are

Once the largest lemon growing center in the world, Chula Vista has rapidly grown, developed, and expanded to become one of the nation's fastest growing cities. Of cities with a population over 100,000, Chula Vista had the eight fastest growth percentage rate nationally since the 2000 U.S. Census.

Initially incorporated in 1911, much of the City's historical growth and development traces back to World War II and the relocation of Rohr Aircraft Corporation to Chula Vista in early 1941. The presence of Rohr along the City's Bayfront and the post-WWII boom brought to Chula Vista extraordinary population growth and demands for housing, roads, schools, public services, and retail services (e.g., shops, restaurants, markets, banks, etc.) to the City's historic core, east of the Bayfront and west of First Avenue.

Over the next several decades, California's continued rate of population growth and housing production, coupled with Chula Vista's regional and waterfront location between the Mexican border and downtown San Diego, spurred the City's outward expansion and development to the east (east of Interstate-805). In 1985, residents of the unincorporated Montgomery area voted to become part of the Chula Vista, adding approximately 23,000 new residents. During the late 1980's and 1990's, Rancho del Rey, Eastlake and other master planned communities began to develop in the East. In 1992, the City annexed 14 square miles of Otay Ranch for future development.

Now home to nearly a quarter-million residents, Chula Vista is the second largest city in San Diego County. The City encompasses approximately 52 square miles of land area from the San Diego Bay eastward to Otay Lakes and includes most of the land between the Sweetwater River to the north and the Otay River to the south. The bayfront, rivers, hills define the City's planning area. Located minutes from downtown San Diego and the U.S.-Mexican border Chula Vista has convenient access to the region's cultural, recreational, educational and business opportunities.

Chula Vista will continue to play a significant role in the region's growth and is emerging as the hub of civic and cultural activity in South San Diego County. As one of the fastest growing cities in the nation with its picturesque backdrops and inviting climate, Chula Vista is a city whose growth is ripe with opportunities for both growing businesses and growing families.

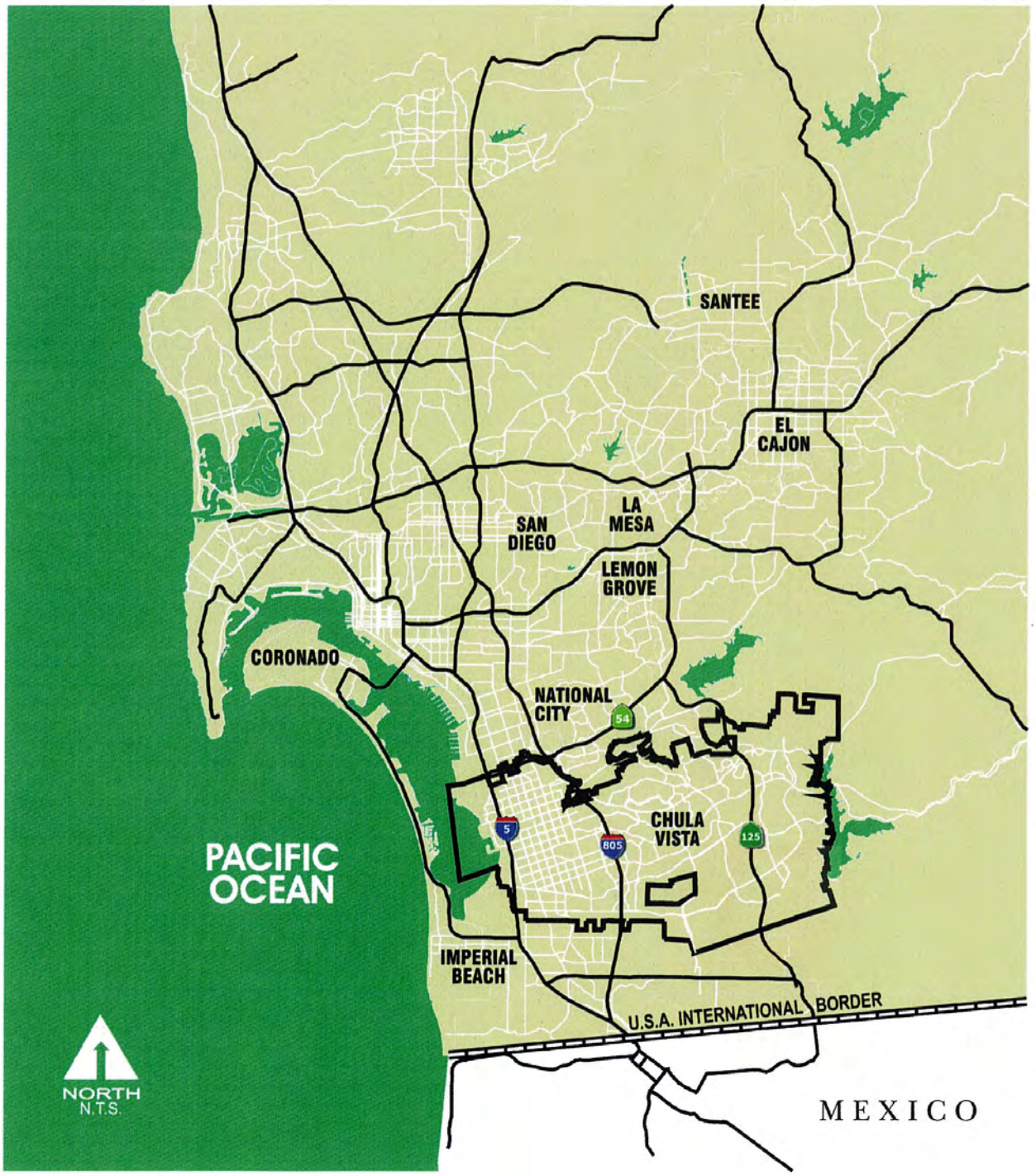

Figure Intro-1

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2.0 PURPOSE AND NATURE OF THE HOUSING ELEMENT

What is a Housing Element and why do we need one?

The City of Chula Vista's Housing Element is a major component of the City's General Plan that addresses adequate housing opportunities for present and future Chula Vista residents through 2020. It serves as the primary policy document guiding local decision-making related to housing. The Housing Element of the General Plan is the only General Plan Element that requires review and certification by the State of California.

The Housing Element provides a detailed analysis of Chula Vista's demographic, economic and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the eight-year's policy and action programs related to housing production, preservation and conservation. Based upon the community's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the Housing Element establishes a eight-year strategy of priority goals, objectives and action programs that directly address the housing needs of present and future Chula Vista residents.

Create a balanced, sustainable community that offers a variety of housing choices throughout Chula Vista for all residents, present and future, through strategic policies and programs.

Legislative Authority

A Housing Element is based on legal requirements

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65580 et al.).

The City of Chula Vista adopted the previous housing element for 2005-2010 in October 2006. State law requires each jurisdiction's Housing Element be updated at least every five years to reflect a community's changing housing needs. Senate Bill 575 adjusted the deadline for adoption of local jurisdiction housing elements in the San Diego region. The adjusted deadline occurs eighteen (18) months following the adoption of the 2050 Regional Transportation Plan, which occurred on October 28, 2011. Therefore, housing elements in the San Diego region are required to be completed, with a finding of compliance by HCD, by April 27, 2013. This document represents the 2013-2020 update required for jurisdictions within the San Diego Association of Governments (SANDAG) region and responds to the issues that currently face the City.

3.0 CITY'S VISION AND THEMES

Chula Vista will be a vibrant, varied City.

"The vision for Chula Vista in the year 2030 is a community that preserves and enhances the unique features that shape its identity."

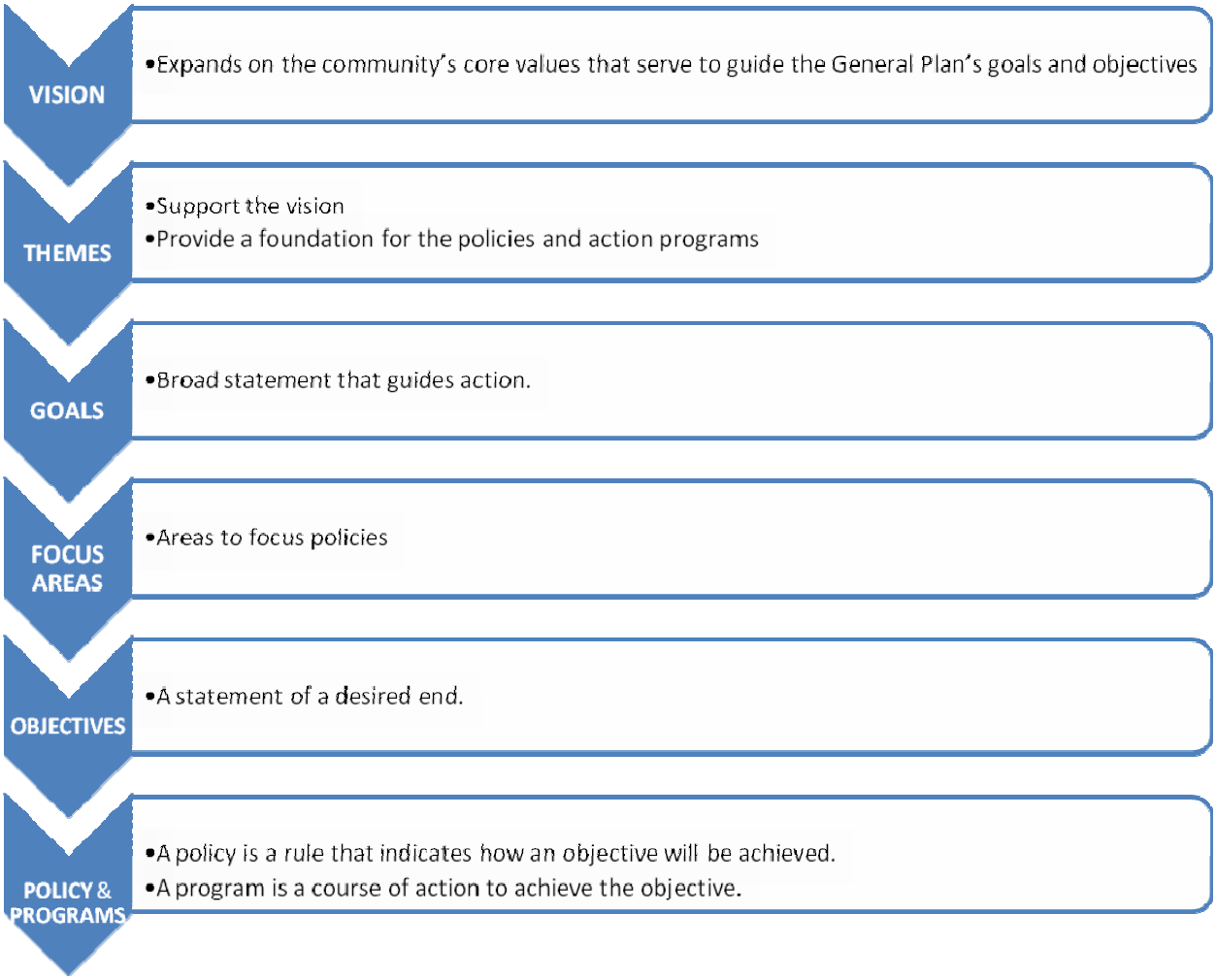
The vision for Chula Vista in year 2030 is a community that preserves and enhances the unique features that shape its identity. Eight major themes support Chula Vista's vision for the future and provide a foundation for the policies and action programs of The General Plan's Elements. These themes, representing the City's core values, are developed in the Housing Element and throughout the various chapters of the General Plan and include:

Theme 1: Strong Community Character and Image
Theme 2: Healthy and Sustainable Economy
Theme 3: Strong and Safe Neighborhoods
Theme 4: Improved Mobility
Theme 5: Healthy and Sustainable Environment
Theme 6: High Quality Community Services
Theme 7: Effective Growth Management & Plan Implementation
Theme 8: Shaping the Future Through the Present and Past

The City's vision and themes give focus to the General Plan

A standardized format is used through the General Plan. Each of the General Plan's Elements contain introductory text describing how it implements the vision for Chula Vista and the core values or Themes that support the vision and provide a foundation for the policies and action programs within the Element and how it relates to other elements, plans, and policies. Overall goal(s) are stated and topic areas are identified. Each topic is discussed followed by objectives, policies and implementing programs to be undertaken with this planning period (see Figure Intro-2).

Figure Intro-2



3.1 Implementing the Vision and Themes

Chula Vista's Vision and Themes reflect the desire of the City to preserve and enhance the unique features that give Chula Vista its identity, while at the same time improving our community and meeting the opportunities and challenges that lie ahead. Our envisioned future City offers opportunities to live in a safe, attractive, balanced and sustainable community that offers a variety of housing choices for residents - present and future. The Housing Element establishes policy direction for new housing development, housing preservation, housing maintenance and enhancement of

existing housing and neighborhoods. The policy program provides the necessary guidance to realize the City's vision.

A full discussion of Chula Vista's Vision and eight Themes is found in Chapter 4 of the City's General Plan. The Housing Element focuses on and develops four (4) Vision and Theme components:

Theme 1: Strong Community Character and Image
Chula Vista continues to develop as a city with distinct identify that its citizens are proud to call home.

Theme 2: Healthy and Sustainable Economy
Chula Vista continues to expand its local economy by providing a broad range of business, employment, and housing opportunities that support an excellent standard of living, and improve the ability for residents to live and work locally.

Theme 3: Strong and Safe Neighborhoods
Chula Vista is a diverse yet integrated community that celebrates its neighborhoods as the building blocks that make it a great place to live.

Theme 4: Shaping the Future Through the Present and Past
Chula Vista values its heritage and unique sense of place, and manages change in a way that complements the important qualities and features that shape its identity.

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4.0 HOUSING ELEMENT UPDATE PROCESS

Come and tell us what's on your mind

The City of Chula Vista has identified community participation as a priority in the planning process. The Housing Element is representative of the desires of the local residents and addresses the concerns most important to the community both now and in the future. Additionally, the State of California requires local governments make diligent efforts to involve all economic segments of the population in the development of the Housing Element. The public's input and participation in the Housing Element Update process is key to ensuring a shared vision and strategy for the City.

During the preparation of the Housing Element, community involvement included a presentation before the City's Housing Advisory Commission, a housing stakeholder meeting, three community workshops, and implementation of a Housing Needs Survey. Meetings and presentations focused on (1) informing the community of past and existing efforts to address previously identified housing needs, identified housing needs based on current demographics and anticipated resources and (2) hearing from the community their top priorities in terms of housing needs by income group or targeted population and to identify/refine possible housing policies/programs to address the specific needs and any geographical/locational considerations. A Housing Needs Survey was made available in both English and Spanish to identify types of affordable housing needed, priorities for special needs groups, priority housing programs to address affordable housing needs in the community, location of emergency housing, and any perceived constraints to housing. Responses from the community guided the Needs Assessment portion of the Housing Element, as well as the Housing Policy and Implementation Plan (Part II of this Element).

Opportunities for public participation throughout the Housing Element process include, or will include the following components:

- Stakeholders meeting on March 8, 2012;
- Housing Survey period (March-May 20122012);
- Community meetings held on March 21, 28, and 29, 2012;
- Housing Advisory Commission on January 25, 2012 and August 29, 2012;
- City Council – Kick off of Public Review Period (December, 11 2012);
- Public review of the Draft Housing Element (December 18– January 18, 2013); and,

- Public hearing before the Planning Commission on November 28, 2012 and City Council on December 18, 2012).
- Review of the Draft Element by the State Department of Housing and Community Development from December 21, 2012 through February 19, 2013;
- Public hearing before the Planning Commission on March 27, 2013; and
- ,A public hearing before the City Council on April 23, 2013.

Copies of agendas and materials provided at the workshops and meetings are included in Appendix F.

5.0 STATE LAW AND LOCAL PLANS

5.1 Consistency with State Law

The Housing Element is one of seven elements of the General Plan mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that a jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element is responsive to the need of providing housing for all segments of the population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table Intro-1 summarizes these requirements and identifies the applicable section in the 2013-2020 City of Chula Vista Housing Element where these requirements are addressed.

Table Intro-1
STATE HOUSING ELEMENT REQUIREMENTS

Required Housing Element Component	Reference
A. Public Participation (GC 65588(c))	
1. Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the element.	Intro, H-11 to 12; Appendix G
2. Description of how public input was or will be considered and incorporated in the element.	Intro, H-11 to 12; Appendix G
B. Review and Revision (GC 65588(a) & (b))	
1. Evaluation and revision of the previous element to address the effectiveness of the Element, progress in implementing, and the appropriateness of goals, policies and programs.	Appendix D
C. Housing Needs Assessment (GC 65583(a))	
1. Analysis and documentation of Chula Vista's household characteristics, including:	
a. Number of existing households	AA-13 to14
b. Total households overpaying for housing	AA-39

Table Intro-1
STATE HOUSING ELEMENT REQUIREMENTS

Required Housing Element Component	Reference
c. Lower income households overpaying	AA-40
d. Total number of existing extremely low-income households	AA-15 to 18
e. Total number of projected extremely low-income households	AA-15 to 18
2. Analysis and documentation of Chula Vista's housing characteristics, including:	
a. Level of housing cost compared to ability to pay	AA-30 to 27
b. Overcrowding	AA-41
c. Housing stock condition	AA-28 to 33
d. Housing units by type	AA-20 to26
e. Vacancy rates	AA-26
3. Analysis and documentation of special housing needs, including:	
1. Persons with disabilities	AA-46to48
2. Elderly	AA-43 to 45
3. Large households	AA-45
4. Homeless	AA-48to 52
4. Analysis of opportunities for energy conservation with respect to residential development	AC-49 to 52
5. Analysis of existing assisted housing projects at-risk of converting to non-low income uses.	AA-56 to 65
6. Projected housing need, including the locality's share of the regional housing needs as determined by the COG or HCD.	AA-42 to 43
D. Sites Inventory and Analysis and Zoning for a Variety of Housing Types (GC Sections 65583(a)(3), 65583(c)(1) and 65583.2)	
1. An inventory of properties, including unique identifier, size, zoning and general plan designations, uses for non-vacant sites, and maps of sites.	Appendix C, Appendix H
2. An analysis of suitability and availability of properties including non-vacant and underutilized sites and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix H, AC-24 to 30 AC-4; AC-31to 34 AB-31to 32 AC-34
3. Zoning for a Variety of Housing Types	
a. Multifamily rental housing	AB-11
b. Housing for agricultural employees (permanent and seasonal)	AB-15
c. Emergency shelters	AB-16 to 19
d. Transitional housing	AB-16 to 19
e. Supportive housing	AB-16 to 19
f. Single-room occupancy	AB-15
g. Mobilehomes/Factory built housing	AB-11

Table Intro-1
STATE HOUSING ELEMENT REQUIREMENTS

Required Housing Element Component	Reference
E. Constraints on Housing (GC Section 65583(a)(4) and (5))	
1. Analysis of government constraints upon the maintenance, improvement, or development of housing for all income levels	
a. Land-use controls	AB-3 to 9
b. Codes and enforcement	AB-19 to 20
c. On/Off-site improvements	AB-8
d. Fees & exactions	AB-17 to 18
e. Processing and permit procedures	AB-20 to 22
f. To housing for persons with disabilities	AB-13 to 14
2. Analysis of non-governmental and market constraints upon the maintenance, improvement, or development of housing for all income levels	
a. Availability of financing	AB-35 to 38
b. Price of land	AB-33 to 35
c. Cost of construction	AB-34 to 35
F. Quantified Objectives (GC Section 65583(b)(1))	
1. Identification of Chula Vista's goals, quantified objectives and policies relative to maintenance, improvement, and development of housing	Part III
G. Housing Programs (GC 65583(c))	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities from a variety of housing types for all income levels	Appendix C, Appendix H
2. Programs to assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate-income households	Part II, H-58 to H-66
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Chula Vista	Part II, H-66 to 75
4. Conserve and improve the condition of the existing and affordable housing stock in Chula Vista	Part II, H-49 to H-57
5. Promote housing opportunities for all persons	Part II, H-58 to H-66
6. Identify programs to address the potential conversion of assisted housing development to market rate housing.	Part II, H-58 to H-60

5.2 Consistency with General Plan and Policies

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that General Plan contain an integrated, consistent set of goals and policies. The Housing Element, is therefore, affected by policies contained in other elements of the General Plan.

The Housing Element is most intricately related to the Land Use and Transportation (LUT) Element. The LUT Element sets the framework for development of housing by laying out the land designations for residential development and indicating the type and density permitted by the City. Working within this framework, the Housing Element identifies priority goals, objectives and program actions for the next eight years that directly address the housing needs of Chula Vista existing and future residents. The policies contained in other elements of the General Plan affect many aspects of life that residents enjoy – the amount and variety of open space, the preservation of natural, historic and cultural resources, the permitted noise levels in residential areas, and the safety of the residents in the event of a natural or man-made disaster.

The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan (See Appendix F). As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

5.3 Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies and action programs for the next eight years that directly address the housing needs of Chula Vista. These are briefly described below and include the City's Municipal Code, Specific Plans, General Development Plans, Sectional Planning Area Plans, Precise Plans, and Redevelopment Plans and the Local Coastal Program Plan.

5.3.1 Chula Vista Municipal Code

The Chula Vista Municipal Code (CVMC) consists of all the regulatory and penal Ordinances and certain administrative Ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The CVMC includes the City's Subdivision Ordinance and Zoning Ordinance, including the Growth Management Ordinance.

Subdivision Ordinance

The Subdivision Ordinance regulates the design, development and implementation of land division. It applies when a parcel is split into two or more parcels; a parcel is consolidated with one or more parcels; or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

Zoning Ordinance

The Zoning Ordinance is the primary tool for implementing the General Plan, and is designed to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the people. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards for each zone district and overall administrative and legislative procedures.

5.3.2 Specific Plans

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan and implementation plan. Chula Vista has seven approved Specific Plans, which are listed below.

- Bayfront Specific Plan
- Gateway Specific Plan
- Auto Park North Specific Plan
- Bonita Glen Specific Plan
- Bonita Gateway Specific Plan
- Urban Core Specific Plan
- Southwest Specific Plan (under preparation)

5.3.3 General Development Plans

A General Development Plan (GDP) is a smaller scale version of a General Plan that typically addresses large, previously undeveloped areas of the City, such as those in eastern Chula Vista. It establishes general development parameters, including the distribution of land uses, vehicular circulation patterns, development densities, and an overall master planned community urban structure. A GDP is implemented by the adoption of a Sectional Planning Area (SPA) Plan. The City has six GDPs, which are discussed further in the Land Use and Transportation Element Section 10.0, East Area Plan, of this Element. GDPs must be in conformance with the General Plan.

5.3.4 Sectional Planning Area Plans

A Sectional Planning Area (SPA) Plan is a comprehensive master plan that addresses a portion of a planned community area. It is intended to implement the goals, objectives, and development parameters prescribed in the GDP. A SPA and GDP must be adopted as a prerequisite to develop land in a Planned Community (PC) Zone.

A SPA consists of integrated guidelines and development standards that provide detail on the land use mix, design criteria, pedestrian and vehicular circulation pattern, open space, recreation, infrastructure requirements, and other components for the entire or portion of an adopted GDP. It is based on City regulations, guidelines, and policies; but once adopted, a SPA supersedes these documents, except where incorporated by reference.

5.3.5 Precise Plans

A Precise Plan is a zoning implementation tool that creates specific property development standards and design guidelines in combination with underlying zone standards to allow site design flexibility within areas zoned as a Precise Plan modifying district. Precise Plan development standards and guidelines, adopted by Ordinance, can be tailored for a particular area through rezoning action. The Precise Plan is adopted through a discretionary review process that establishes standards and guidelines affecting the property.

5.3.6 Local Coastal Program

A Local Coastal Program (LCP) is the planning tool used to carry out the shared partnership between the California Coastal Commission's (CCC) mandate to protect coastal resources, and local government's regulation of land use through its General Plan. An LCP includes a land use plan with land use classifications, types and densities of allowable development, plus goals, objectives, and policies concerning development use of coastal resources. After an LCP is approved by the CCC, their permitting authority is delegated to the local government. It is not intended that the CCC and their permitting authority usurp local government.

Chula Vista's Bayfront has an LCP, which contains the goal and objectives relating to coastal development. It is provided by the General Plan Land Use Diagram and the associated goals, objectives and policies that relate to coastal area.

6.0 HOUSING ELEMENT ORGANIZATION

California Government Code Section 65583 requires a jurisdiction's Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- An analysis of programs for the preservation of assisted housing developments;
- A statement of community goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing; and,
- A policy program that provides a schedule of actions that the City is undertaking, or intends to undertake, in implementing the policy set for in the Housing Element.

The Chula Vista Housing Element is organized into four parts, including:

Introduction	Explains the purpose, process and contents of the Housing Element
I. Issues & Opportunities	Describes the key issues and opportunities identified from needs assessment and the public participation process upon which the update to the Housing Element should focus.
II. Policy & Implementation Plan	Details specific policies and programs the City of Chula Vista will carry out over the five-year period to address the City's housing goals.
III. Quantified Objectives	Specifies the number of households assisted and housing units constructed, rehabilitated, conserved and preserved through the adopted policies and programs.

Given the detailed and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

Appendix A:	Community Profile & Housing Needs
Appendix B:	Housing Constraints and Resources
Appendix C:	Residential Land Resources
Appendix D:	Review of Housing Element Performance to Date
Appendix E:	General Plan Consistency Analysis
Appendix F:	Community Outreach
Appendix G:	Glossary
Appendix H:	Infill/Intensification Capacity of Existing Zoning Districts

7.0 FOCUS OF 2013-2020 HOUSING ELEMENT

As of 2012, the City of Chula Vista encompasses approximately 52 square miles within its boundaries. Over time, it has evolved into varying and distinct neighborhoods and communities. Chula Vista's communities can be distinguished by the west and east areas of the City and more specifically into four distinct planning areas within the west and the east.

Initially incorporated in 1911, much of the City's historical growth and development centered around the historic City center also known as the urban core. Therefore, City's older and more established neighborhoods are generally located west of Interstate-805. Over the next several decades, California's continued rate of population growth and housing development spurred Chula Vista's outward expansion and development to the east (east of Interstate-805), including the development of such master planned communities as Otay Ranch, Eastlake, Rancho del Rey, and Sunbow.

The City's communities can be further distinguished by geographic planning areas that follow the overall development patterns of the City.

- Northwest – That area north of L Street and east of Interstate 5, also referred to as the City's historic urban core;
- Southwest – That area south of L Street, generally encompassing those neighborhoods included within the Montgomery annexation of 1985;
- East – That area east of Interstate 805, generally encompassing master planned communities developed from the early 1990's; and,
- Bayfront – That area west of Interstate-5 and north of L Street, currently underdeveloped with some development and large vacant waterfront properties.

Figure Intro-3 identifies the four designated geographic planning areas.

For the purpose of this Element, the City of Chula Vista focuses on each of the four geographic planning areas to target appropriate programs and activities given their unique physical, economic, and cultural characteristics. By utilizing a geographic focus area approach, the City is able to implement programs that better address the growing needs of the Chula Vista community.

While the Bayfront is included within the four geographic planning areas, this area is currently underdeveloped with some development and a large amount of vacant waterfront properties. A master plan for the Bayfront was approved by the California Coastal Commission in August 2012. During this planning period it is expected that housing policies and programs will be initially limited to planning activities with new development opportunities occurring towards the later part of the planning period.

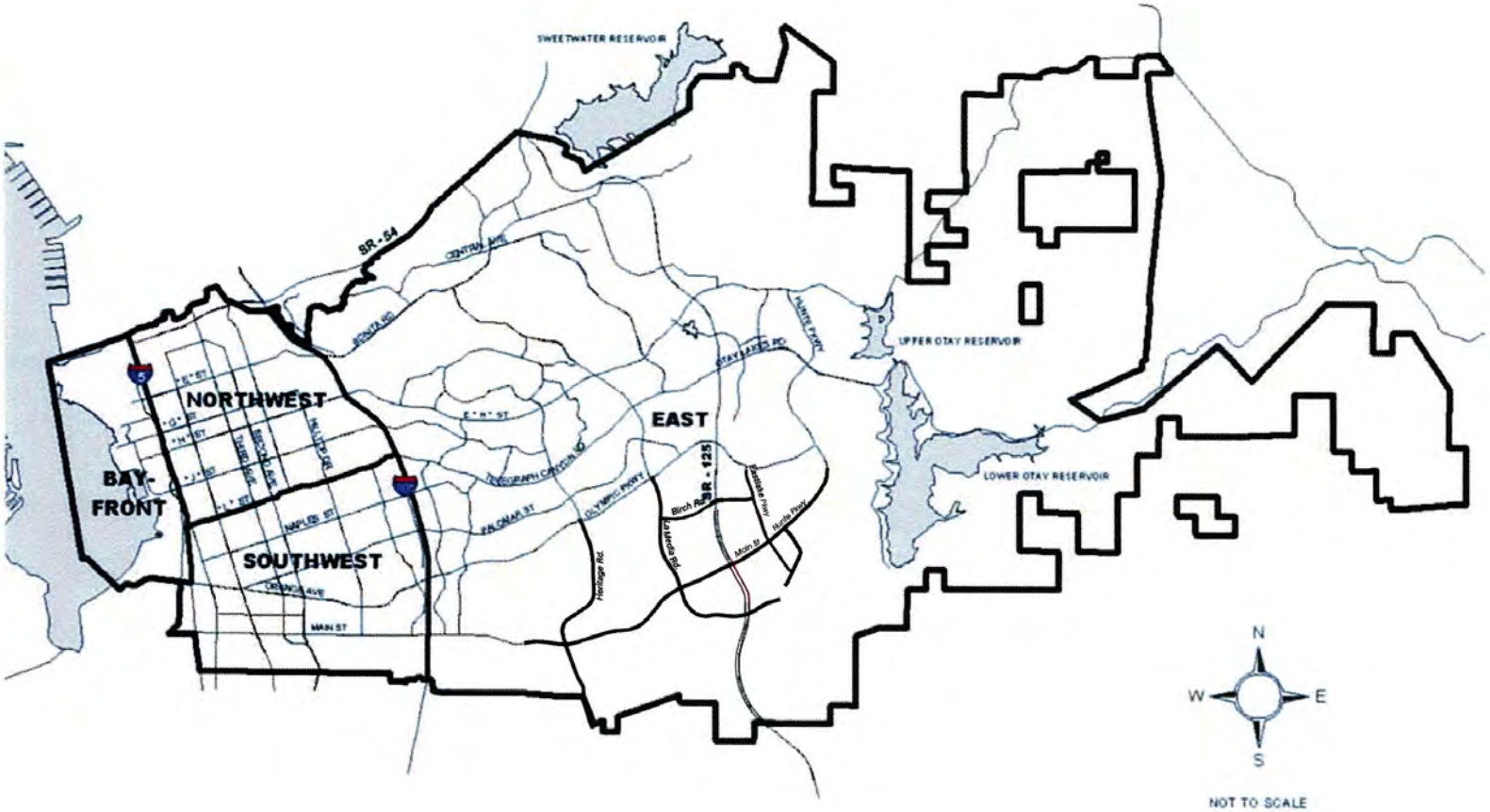


Figure Intro-3

A significant focus of the previous Housing Element was ensuring a balance of housing opportunities city wide particularly in light of the market conditions at the time that anticipated significant growth city wide at higher price points than had previously been experienced. Under the prevailing market conditions at that time and the availability of vast undeveloped lands in the East, the private market was able to respond to the housing needs of moderate- and upper-income households. The City's efforts were focused on production of housing for lower-income households through the implementation of the City's Balanced Communities Affordable Housing Program requiring a minimum of 5% of the total new units constructed (for projects of 50 or more units) for Low-Income affordable housing, primarily in the East, and other incentive programs. Within the older neighborhoods of the Northwest and Southwest Planning Areas, policies and programs were focused on the preservation and maintenance of housing and neighborhoods and revitalization of these areas with newer development.

Although eastern Chula Vista has developed significantly in the past decade and the supply of developable land is decreasing, most new development in Chula Vista during the 2013-2020 time period will continue to be in that area of the City. It continues to be one of the most important sources of vacant land for new housing inventory in San Diego County. The City's General Plan Update and the adoption of the Urban Core Specific Plan give particular focus to increasing residential densities and capacities that could provide additional opportunities for future production and preservation of affordable housing in urbanized parts of the Northwest and Southwest planning areas. (Appendix C, Housing Resources, describes land availability for meeting future housing needs.)

Chula Vista's significant role in accommodating the region's housing need and growth over the past five to six years is evidenced through the production of new housing. While possessing just over 1% of San Diego County's land area and having a little more than 7% of the County's population, Chula Vista has accommodated from approximately 18% to almost 25% of new housing development and population growth within San Diego County over the past several years. As indicated by SANDAG's current 2050 forecast, Chula Vista will continue to play an important role in providing housing supply within the region.

The City's ability to continue to provide new affordable rental and for-sale housing opportunities will become more challenging under current economic conditions and with dwindling financial resources to provide needed assistance. Challenges to providing for affordable housing may include the tightening of capital for construction, availability of permanent financing, and the loss of Redevelopment Low and Moderate Income Housing Set-aside funds. Policies and programs of the 2013-2020 Housing Element were developed to primarily address the challenges associated with a lack of financial resources to address housing needs.

A full discussion of the City's five-year strategy for housing production, conservation, and preservation is presented in Part II of this Element.

1.0 OVERVIEW: KEY ISSUES & APPROACH

> *"The past 5 years have seen a drastic decline in housing prices, mounting foreclosures and cautious lenders, making it harder for buyers to get loans."*

Marking its 100th anniversary as a City in 2011, Chula Vista has expanded by ten times in area, and transitioned from an agricultural community to a rapidly changing, more urban place. It has become one of California's 15 largest cities in population and among the most dynamic.

During the housing boom of the early 2000's, the City saw rapid change with tremendous growth experienced in the master planned communities east of I-805. The current economic recession has tempered housing growth and has seen a dwindling of financial resources available to residents and the City. The current economic conditions and their implications to the City's housing policies are evident during this update of the Housing Element.

More specifically, the Chula Vista community, City policymakers, and staff identified two key interrelated housing issues which the Housing Element update should focus given the recessionary economy, plagued by lack of financial resources, high unemployment rates and increasing foreclosures. These issues are:

(1) A greater need exists to preserve and expand affordable housing opportunities for those existing extremely low- and very low-income households, particularly for those most vulnerable populations such as the homeless, seniors, and the disabled ; and

(2) In addressing these needs, there are opportunities to revitalize, reuse, and enhance existing resources available and to look at new collaborations to leverage resources to benefit those in need of housing but also for the economic benefit of residents and the community.

The Policy and Implementation Plan of this Housing Element, (see Part II), aims to provide the City and the residential development community with policy and program tools that address these issues. The City's efforts will be concentrated in preserving and enhancing single family housing and neighborhoods, promoting balanced and diverse housing, and looking at City government's role and processes to facilitate residential development.

2.0 COMMUNITY FACTORS

In order to develop a comprehensive strategy to preserve and expand housing for very low-, low-, and moderate-income households and address development challenges, it is important to understand the needs of residents, the current real estate market and the existing housing stock. An overview of these factors follows and includes highlights of the City's demographics and housing characteristics. A more detailed analysis of demographic characteristics and needs are provided in Appendix A of this Element.

2.1 The Growing Need

Based upon population projections, it is expected that the region's population will continue to expand; further impacting the demand on housing by both existing and future households. Currently home to an estimated 243,916 people (2010 U.S. Census), it is anticipated that Chula Vista's population will grow to approximately 330,381 by 2050. More housing is needed to accommodate Chula Vista and the region's future growth projections.

2.2 Higher Housing Costs and a Lack of Affordability

As a result of the growing demand and lack of sufficient supply, the cost of owning and renting a home is beyond the ability of many households to pay. The San Diego region is routinely ranked as one of the top ten areas with the highest priced and least affordable homes in the nation by both the National Association of Realtors (NAR) and National Association of Home Builders (NAHB). Housing prices have been in a downward trend for the past few years, and the median sales price for a home in Chula Vista dropped about 8 percent from 2010 to 2011. Despite this trend, the median sales price for a home in Chula remains unaffordable for very-, and low-income households in Chula Vista.

The lack of affordable homes within Chula Vista and the San Diego region is causing many, irregardless of income level, to seek housing far from their jobs with some even moving outside of the region to South Riverside County and the Tijuana border region. Others are forced to pay more than their incomes can afford and/or forced to move into overcrowded or unsafe/unsanitary housing conditions.

2.2.1 Homeownership

In years past, Chula Vista's housing market offered some of the more affordable housing prices as compared to other areas of San Diego County. Today, housing costs in Chula Vista are still beyond the affordability of a majority of San Diego households, with the median sales price in October 2011 at $308,000, representing a decrease of nearly 8 percent from 2010[1]. To afford this median sales price, a worker would need to earn at least $88,000 a year or $46 an hour (based upon 3 ½ times their annual income). With the current median income for Chula Vista residents at $66,246 a year, most residents would be unable to "afford" the median priced home (see Figure I-1).

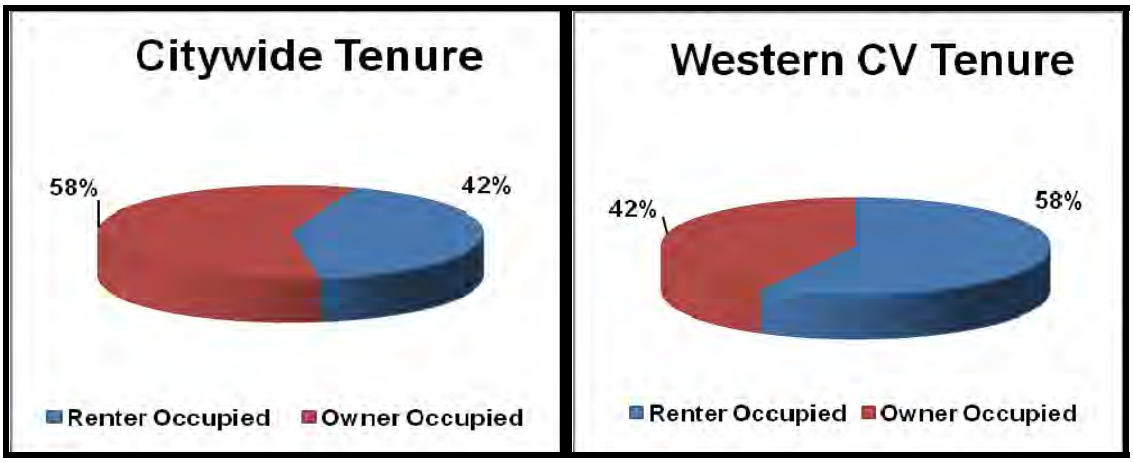
California has traditionally been a higher cost area in the nation. The high cost of housing is evidenced by City's homeownership rates. Reflective of the higher costs in California, in 2010, the City's homeownership rate was 58 percent, compared to national average of 65 percent. On a regional basis and Statewide basis, the Citywide homeownership rate at 58 percent is comparable to the 54 percent for the San Diego County region and 56 percent for California.

In Western Chula Vista, the homeownership rate falls significantly lower when compared to the City, regional and California homeownership rates. Only 42 percent of the housing is owner-occupied.

Based upon current sales data, for-sale housing in Chula Vista is not affordable to most lower-income households. Those households with incomes substantially above moderate- income (greater than 120 percent of County Median Income) can more readily afford current sales prices within Chula Vista. With such a large gap between what a household can "afford" to pay and current housing prices, for-sale housing does not provide a financially feasible alternative opportunity for very low- and low-income households with more limited incomes.

[1] Data Quick News (2011)

Figure I-1
Ownership Patterns
Western Chula Vista versus Citywide

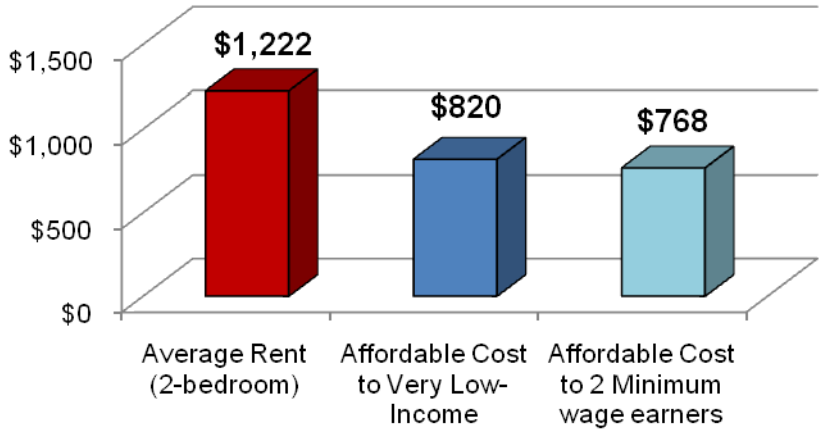


2.2.2 Rental Housing

Rental housing is also out of reach for many, particularly very low-income households. According to the Fall 2011 rental survey by the San Diego Apartment Association, the average monthly rent for a two-bedroom apartment in Chula Vista was $1,222, a slight decrease from 2010 at $1,251. Although average rents have dropped, rental housing remains unaffordable to many of Chula Vista's households. To afford the rent for an average two-bedroom apartment, a household with one or two children would need to earn about $43,992 a year or $23 an hour. In Chula Vista, approximately 39 percent of the households would be unable to afford this rent based upon earnings of less than $49,000 per year (see Figure I-2). Two minimum wage workers combined earn just $16.00 an hour or about $30,720 a year.

Rental units in Chula Vista are only affordable to households at the very top of the income range for low-income households and moderate-income households. Despite these slightly high costs, rental housing presents the most financially feasible opportunity to provide affordable and suitable housing for very low- and low-income residents.

Figure I-2
Average Rent vs. Affordable Cost for Very Low Income Households



The high demand for rental housing is evidenced by the City's rental vacancy rates. The estimated vacancy rate for all housing units in the San Diego County region as 2010 was 7.9 percent[2] , while the City of Chula Vista averaged 4.9 percent. The industry standard for a "healthy" vacancy rate is approximately 4 to 6 percent. Lower vacancy rates largely influence increases in rental rates. Chula Vista's low vacancy rate suggests an unmet demand for housing and means that renters looking for housing may have difficulty finding it in Chula Vista or pay a higher rent.

2.2.3 Overpayment and Overcrowding

Higher housing costs force households to pay more than they can afford (overpayment) or to double up in housing units (overcrowding) to make the housing more affordable. When households overpay for housing, less money is available for discretionary spending and necessities, such as food, childcare, healthcare, and maintenance of the home. Households may choose to live in inappropriately sized units that do not meet the needs of the household (i.e. overcrowding) to reduce their housing expenses.

Overpayment is defined as households that pay more than 30 percent of their gross income on housing related expenses, with more significant overpayment at 50 percent of their income. According to the 2010 U.S. Census, 25 percent of Chula Vista's households paid more than 50 percent of their income towards housing costs. Overpayment was more prevalent in renter-occupied households (63 percent) than owner-occupied households (46 percent).

[2] U.S. Census 2010, Summary File 1

As a result of rising housing costs, lower-income households are often forced to double up households in one unit, which may result in overcrowding. Overcrowding is defined as households having an average of more than 1 person per room, with households considered to be severely overcrowded having more than 1.5 persons per room. Overcrowding puts a strain on public facilities and services, reduces the quality of the physical environment, and can eventually cause conditions that contribute to a more rapid deterioration of the housing stock. Eight percent of Chula Vista households were considered overcrowded in 2010. Of the overcrowded households, a majority were renter-occupied (83 percent) compared with owner-occupied households (17 percent).

Overcrowding and overpayment are more prevalent in renter occupied households with very low- and low-income levels. With the continuing weak economy and California's high jobless rate, it is anticipated that more households are overpaying for housing today and households are doubling up in order to afford current housing costs. Policies and programs aimed at maintaining and increasing the number of rent restricted housing will assist in decreasing the number of households overpaying for housing and reduce incidents of overcrowding.

2.3 Who Are Our Residents

Chula Vista is the second largest city in San Diego County and continues to surpass the rate of growth in the County and the State. Chula Vista is a community with a growing and diverse population. By understanding our diversity and basic demographic characteristics, City policies and programs can be developed to better accommodate these various needs.

2.3.1 Racial Diversity

Chula Vista's population is ethnically diverse. Approximately, 60 percent of Chula Vista residents identified themselves to be of Hispanic or Latino origin, and fourteen percent of Asian origin.

2.3.2 Age

The estimated average age in Chula Vista is 34.3 years. According to the 2010 Census, a majority (59 percent) of the City's population were between the ages of 21 to 64. Children and teens aged 0-20 years comprised 31 percent of the population, and seniors, 65 and over, represented 10 percent of the City's population.

A major shift in the age structure of the City's population is forecasted over the next 20 years. By 2030, the forecasted average age is over 40 and the San Diego region is expecting a decline in the growth of age groups below 55, while all age groups above 55 will increase. Specifically, the western portion of Chula Vista is forecasted to experience a higher increase in the 55-74 year old age group as compared to the region. According the U.S. Census American Community Survey 1 year estimates, approximately 7 percent of householders over the age of 65 in Chula Vista were living below the poverty level in 2010. The provision of housing opportunities to serve this growing population group, including rental housing and home repair and modifications, will be needed in the future.

2.3.3 Special Needs–Persons with Disabilities

In addition to the age of the population, another important characteristic of the population are those with special needs, including individuals with physical, emotional, or psychological disabilities. The U.S. Census reports that 6 percent of Chula Vista's population has a disability. New housing opportunities should consider accessibility and adaptability to accommodate those with disabilities and mobility limitations. Rehabilitation and repair programs should encourage modifications of existing housing to enhance accessibility.

2.3.4 Household Size

The City's average household size is increasing. In 2010, Chula Vista's average household size was 3.21 persons per household, increasing from 2.99 persons per household in 2000. In comparison, San Diego County had an estimated household size of 2.75 in 2010. With growing household sizes and overcrowding experienced by many Chula Vista residents, where feasible given the limited resources available, policies should encourage the maintenance and provision of large family housing (3 or more bedrooms).

2.3.5 Very Low–and Low-Income Households

In 2010, about 43 percent of the households living in Chula Vista reported an annual income of at least $75,000 which falls into the low-income category (51-80 percent of the County median income. Of these households, 25 percent reported incomes of less than $34,999 a year, which falls into the very low- (less than 50 percent of County Median Income).

With a significant number of Chula Vista residents characterized as very low- and low-income, preserving and increasing affordable housing is encouraged to meet the needs of many in the Chula Vista community. The disparity in income from the East to the West, a median income of $86,032 to $47,969, also suggests that greater efforts are needed to promote a balance of housing opportunities throughout the City to avoid enclaves or concentrations of lower income households.

2.4 What Housing is Available

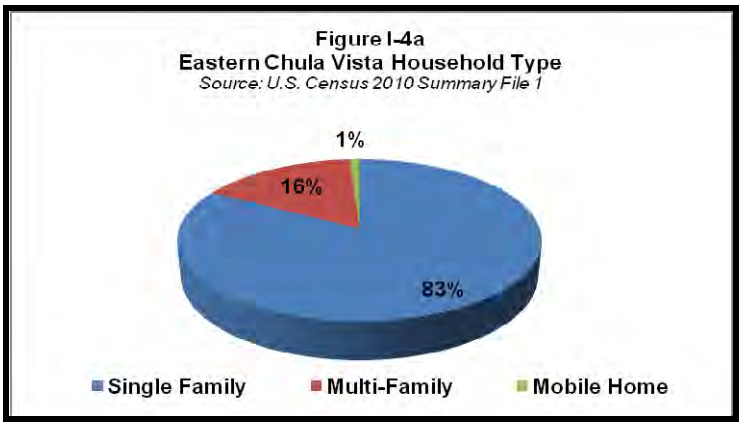
To provide for adequate and suitable housing to meet the needs of existing and future Chula Vista households, it is important to understand what type of housing units are currently available in the City and evaluate current and future trends for the provision of a variety of housing types.

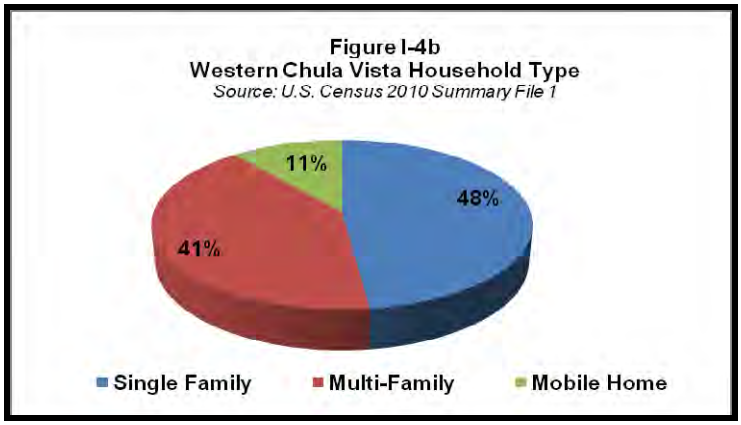
2.4.1 Housing Unit Type

The U.S. Census reported a total of 79,416 housing units in the City of Chula Vista in 2010. Of Chula Vista's housing units, 74 percent were single family (detached and attached) and 29 percent multifamily. In Western Chula Vista, 48 percent of the housing units were single family, 41 percent were multifamily, and 11 percent were mobile-homes. In the East, the housing market is predominated by single-family housing (83 percent).

By encouraging more diverse and balanced housing through new construction opportunities in eastern Chula Vista and opportunities for intensification of existing properties in the western built out area, the city is better able to provide opportunities for all income levels, household sizes and types throughout.

Figure I-3





2.4.2 Large Family Units

Units with a large number of bedrooms (comprising of 3 or more bedrooms) are primarily found in single family owner-occupied units. Approximately 74 percent of owner-occupied units had 3 or more bedrooms compared to 38 percent of renter-occupied units with 3 or more bedrooms. The lack of units with a large number of bedrooms, especially for rental housing limits housing choices for large families and can contribute to overcrowding.

2.4.3 Age of Housing

In Chula Vista, 15 percent of the City's housing units were built prior to 1960, and approximately 47 percent of housing units were built prior to 1980. Due to the development patterns of the City, most housing built in Eastern Chula Vista was more recent (91 percent since 1980), while 68 percent of housing in the West was built before 1980. This statistic indicates that substantial rehabilitation or replacement of housing in the Western portion of the City may be needed in the next twenty-five (25) years.

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3.0 APPROACHES TO MEET IDENTIFIED NEEDS

Chula Vista housing policy and development activity over the past decade has encouraged new residential development, which was focused in the newly developing communities of eastern Chula Vista, and housing preservation in western Chula Vista. Market rate housing makes up most of the housing produced. While federal and state programs have provided some subsidies for the development of affordable housing for very low- and low-income households, these resources have been insufficient in meeting the identified needs.

Over the next few decades, the City's housing policies must shift to address the challenges of a high cost market and increase the production of housing for all economic levels. Future growth projections for the San Diego region forecast a need for over 161,980 new housing units by 2020. Chula Vista's share of the needed housing is approximately 11,315 new units, with 50 percent or 5,648 units needed for very low- and low-income households. The need for affordable housing is even greater when considering the lack of affordable housing choices for the current population.

"The City's housing policies must shift to deal with a high cost market and increasing the production of housing for all economic levels but more particularly for very low, low and moderate income households."

It is expected that market and development trends will continue in this planning period, and that much of the new residential development constructed in the East Planning Area by the private market will be affordable to the above-moderate income sector. The City's efforts will focus increased attention on the housing needs of very- low-, low- and moderate-income households, which are not typically addressed by the private market.

Policies and programs of this Housing Element focus on the strategic use of the City's limited resources to encourage new housing choices and preserving existing housing to promote diversity and a balance of housing choice.

3.1 Available Financial Resources

Providing affordable housing for lower and moderate income households requires the creative layering of multiple funding sources. In years past, the City's main financial resource available to support housing activities was its Redevelopment Housing Set-Aside Funds, at least 20 percent of collected redevelopment funds were set aside and held in a low- and moderate-income housing fund. The City's redevelopment project areas generated an annual contribution of approximately $3,000,000 for affordable housing. As of February 1, 2012, the Redevelopment Projects Areas were dissolved pursuant to AB1X26. This resource is no longer available to the City for implementing its affordable housing programs.

The key funding sources available to the City of Chula Vista for affordable housing consist of its entitlement allocation from the federal Community Development Block Grant program, HOME Investment Partnership, and Emergency Shelter Grant. Implementation of the City's affordable housing programs and funding of housing activities will rely on its annual allocation of HOME program funds anticipated to be $590,000 for direct housing opportunities (minus administrative expenses at 5 percent of the allocation).

Table I-1
Available FY 2012-13 Financial Resources

Funding Program	Targeted Uses	Grant Allocation
CDGB	• Section 108 Loan • Capital Improvements • Social Services, including services for the homeless • Minor Rehab	$1,642,089 (10% decrease)
HOME	• New construction rental housing • Rental assistance • First time homebuyer assistance • Rehabilitation	$590,387 (38% decrease)
Emergency Shelter Grant	• Emergency shelter • Supportive services • Homeless prevention	$157,069

3.2 Housing Policies & Programs

The following is a partial list of these policies and programs, specified in greater detail in Part II of the Housing Element. Implementation of these programs will based upon the availability of funding and priorities established.

Maintain and Enhance Housing & Neighborhoods

The City will seek to provide assistance to maintain and enhance housing for low- and moderate-income households through the rehabilitation of existing single family and mobilehomes occupied by very low- and low-income households, as well as neighborhoods.

A majority of the existing housing stock in the City will be 30 years or older (63 percent) by year 2010, primarily in western Chula Vista. Therefore, rehabilitation and repair will be required to maintain the value and quality of this aging housing stock and to preserve neighborhood quality.

"Rehabilitation and repair will be needed to maintain the value and quality of this housing and to maintain the quality of neighborhoods."

Preservation of "At-Risk" Affordable Housing

The City will initiate efforts to preserve, to the greatest extent feasible, existing affordable rental housing that is deed restricted for occupancy by very low- and low-income housing and monitor and replace housing occupied by low- and moderate-income households within the Coastal Zone.

The City's existing affordable housing stock plays an important role in housing lower-income households. There are approximately 217 "at-risk" housing units that are restricted for continued occupancy and affordability by lower-income households due to expire by 2010. The loss of the affordability of these units as a result of conversions to market rate prices would impact the current residents of these communities and decrease the availability of affordable housing in the city. The preservation of these units, when financially feasible and practical, is needed to maintain an adequate supply of affordable housing opportunities.

"The existing affordable housing stock plays an important role in housing lower income households."

New Rental Housing Opportunities

The City will initiate efforts that expand rental housing opportunities for very low- and low-income households.

Under the current real estate market, current and future residents with limited economic means are likely to need assistance to continue to live in Chula Vista. With approximately 44 percent of Chula Vista households considered very low- and low-income, the City's efforts are focused on increasing rental housing opportunities for these income groups.

The gap between housing costs and what a low-income household can afford is significant for owner-occupied housing. Rental housing represents the most effective and efficient method of housing very low- and low-income households based upon their limited financial resources. The lower the housing costs for very low- and low-income households, the more discretionary income is available to meet other necessary living expenses, such as food, transportation, healthcare and childcare.

> *"Rental housing represents the most effective and efficient method of housing very low and low income households based upon their more limited financial resources."*

The disparities in household income and housing stock that currently exist between the East and West areas of the City suggest a need for greater diversity in housing opportunities, in terms of pricing and housing types within each of these geographic areas. More particularly, more rental housing, especially large family units (3 bedrooms or more), is needed in the eastern areas of the City to provide for greater diversity and housing opportunities for all households unable to afford homeownership in the East but wishing to reside within these communities. Additionally, the Bayfront masterplan should include opportunities for multifamily housing that would allow for the development of rental housing.

Homeownership Opportunities

The City will initiate efforts to promote homeownership opportunities in areas with significant rental housing to provide a diverse and balanced housing stock and encourage neighborhood stability.

Homeownership is seen as a traditional starting point for American families to accumulate wealth and provides important social, as well as economic benefits. It is the cornerstone of a healthy community and the basis for positive community involvement.

> *"Homeownership is the cornerstone of a healthy community and the basis for positive community involvement."*

For most homeowners, their home is the largest investment they will make in their lifetimes. Homeownership creates an incentive to stay involved with and invest in the community. Less likely to move and with so much invested, homeowners contribute to neighborhood stability and are more likely to be advocates for quality of life issues, such as reducing crime, childhood education and neighborhood upkeep.

Chula Vista's overall homeownership rate of 58 percent is slightly higher than San Diego County (54.4 percent). However, in Western Chula Vista the rate is lower at 42 percent, than the citywide rate. Lastly, homeownership opportunities are now slipping out of reach of even moderate-income households. The City's efforts to increase homeownership opportunities will focus primarily in the Northwest and Southwest Planning Areas of the City and promoting homeownership for moderate-income households.

Special Needs Housing

The City will initiate policies that encourage the development of housing, facilities, and services to meet the specialized needs of certain population groups.

Special needs population groups constitute a significant portion of the demand for housing and require additional support services and amenities. These special needs groups include seniors, persons with disabilities, homeless or the near homeless, emancipated foster youth, single parents, students, and athletes at the Olympic Training Center. Many of these groups may overlap such as seniors who have disabilities. By increasing the amount of affordable housing, especially housing accompanied by access to services and transportation, these special needs groups can be assisted.

"Special needs population groups constitute a significant portion of the demand for housing and require additional support services and amenities."

Government's Role

The City must attempt to address development challenges, particularly in the West, through the provision of incentives and assistance for development, advocating for more flexible and appropriate development standards to facilitate housing development.

There are many challenges to preserving and expanding housing opportunities, especially for very low-, low- and moderate-income households. Without involvement from the City, or a catalyst for development, it is unlikely that the private sector alone would be able to provide more housing.

"Without involvement from the public sector or a catalyst for development, it is unlikely that the private sector alone would be able to provide for more housing."

1.0 OVERVIEW: POLICY & IMPLEMENTATION PLAN

This section of the Housing Element describes the "Plan of Action" the City of Chula Vista will implement during the 2013-2020 planning period to implement its Vision and Themes, address the community's present and future housing needs, and meet the specific requirements of State law. In developing the goals, objectives, policies, and programs described in this Plan, the City assessed its housing needs, evaluated the performance of existing programs, and received input from the community through participation in housing workshops and a housing needs survey.

The Policy and Implementation Plan establishes three primary goals that guide the policy program toward providing housing opportunities for Chula Vista residents. These goals are:

Goal 1: A Maintained and Enhanced Housing Stock and Neighborhoods;

Goal 2: Housing Opportunities that Meet the City's Diverse Needs; and,

Goal 3: Maximized Funding and Implementation of Services Vital to Community Housing Needs.

To realize these goals, the Policy and Implementation Plan details objectives, policies, and implementing programs according to three major policy focus areas: 1) Maintain and Enhance Housing and Residential Neighborhoods; 2) Balanced and Diverse Housing Opportunities; and, 3) Government Role and Process. While the plan covers a broad array of housing issues that are applicable Citywide, the emphasis of the 2013-2020 Policy and Implementation Plan is on actions enabling the City to maintain and increase housing opportunities affordable to very low-, low-, and moderate-income households.

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2.0 POLICY FOCUS AREAS

The following three policy focus areas provide the foundation for implementing the City's vision of providing housing opportunities for existing and future residents of Chula Vista and establishes a framework for decision-making to implement this vision.

Policy Focus 2.1 Maintain & Enhance the Quality and Sustainability of Housing and Residential Neighborhoods in the City:

Rehabilitation of the City's housing stock and preserving the integrity of residential neighborhoods by preventing deterioration, leveraging housing programs with planned capital improvement activities and to encourage further private investment in neighborhoods. Utilize community-based rehabilitation programs such as CHIP and HUCD and other programs supported by local utilities and regional partners to encourage the maintenance and enhancement of residential quality and sustainability. The City's activities will complement the San Diego Association of Governments (SANDAG)'s Sustainable Communities Strategy (SCS).

Policy Focus 2.2 Support Housing Opportunities to Meet the City's Diverse Needs:

Utilizing available resources, seek to preserve and provide sufficient, suitable, and varied housing by small and large family size, type of unit, and cost, particularly permanent affordable housing that meets the diverse housing needs of existing and future residents of Chula Vista.

Policy Focus 2.3 Fund and Implement Services that Provide Vital Community Resources for Lower Income Residents:

Utilizing available tools and resources, fund and implement services and programs that improve residents' ability to secure and maintain quality housing.

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3.0 POLICY FOCUS AREAS, OBJECTIVES, POLICIES AND PROGRAMS

The following three policy focus areas provide the foundation for implementing the City's overall housing goals:

1) Maintain and Enhance Housing and Neighborhoods;
2) Balanced and Diverse Housing Opportunities; and,
3) Government Role and Process.

These policy focus areas are further described below.

Each policy focus area is accompanied by at least one objective, or focused goal, and each objective has at least one policy, describing how the City will meet the objective. Objectives and policies are general in nature and serve as the framework for decision-making and priority setting. They address specific needs and are followed by related implementing programs and actions.

For each identified policy action, a level of priority has been assigned, lead Department identified, possible funding sources described, and an implementation timeline identified. The programs and policies in the Policy and Implementation Plan are categorized into two levels of priorities, due to significant contraction of resources.

- Level 1 Priorities are those that the City is dedicating to address during the 2013-2020 planning period utilizing anticipated resources.

- Level 2 Priorities are those that the City acknowledges as important to address and will supplement Level 1 Priorities, based upon available resources.

Some of these policies and programs are currently being implemented, ongoing, and will continue through this planning period. However, many programs are newly proposed and will be implemented within this 2013-2020 planning period.

3.1 Maintain and Enhance the Quality and Sustainability of Housing and Residential Neighborhoods in the City

The City's existing housing stock plays an important role in a providing a decent, safe and sanitary living environment for lower income households and in maintaining the quality and sustainability of residential neighborhoods. With a majority of the existing housing citywide being 30 years or older (63 percent), there is a potential loss in value and quality as a result of deterioration. A significant number (22 percent) of the City's housing stock is 50 years old and is likely to require major repairs. Within the West (area west of I-805), 33 percent of the housing stock is 50 years old.

Programs to enforce building, health, and housing codes and the funding minor repairs, rehabilitation of housing will encourage the provision of decent, safe and sanitary housing and preserve neighborhood quality. The particular focus of the 2013-2020 Policy and Implementation Plan is repair, rehabilitation and improvement of housing and neighborhoods in the City's Northwest and Southwest Planning Areas.

To improve the sustainability of existing housing stock, programs to facilitate whole-house upgrades will be implemented, which maximize energy and water efficiency potential, reduce occupant utility costs, increase home value, and preserve neighborhood quality. These programs should be designed to help residents overcome common upgrade barriers such as acquiring upfront capital and simplifying the application processes to minimize time constraints. An emphasis will be on cost-effective, efficiency retrofit measures - including building insulation and air sealing, high-efficiency HVAC units, turf lawn conversions, and other emerging initiatives - with comprehensive audits, installation services, and attractive financing. Complementary City policies will help ensure consistent enforcement of energy and water efficiency standards for remodels to existing homes.

At a community planning scale, the City will actively implement General Plan policies that promote the integration of land use planning and transit. Specifically, the City shall pursue and provide incentives, if feasible, for mixed-use development that include housing, retail, and office space at transit nodes and other high-intensity locations. The City shall also collaborate with SANDAG to update the Smart Growth Concept Map to reflect the changes to Chula Vista's land use plans contained in the 2050 Regional Growth Forecast and to the regional transportation network.

Objective – H1

Enforce maintenance of safe and decent housing, enhance the quality of existing housing, and maintain the integrity of residential neighborhoods.

Policies & Programs

H 1.1 Facilitate rehabilitation of the City's existing housing stock to correct housing deficiencies and increase the useful life and sustainability of existing housing.

1.1.1 Rehabilitation of Owner Occupied Housing: Continue implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners, and to include improvements for water conservation, energy efficiency, and lead based paint abatement. Assistance will be focused on a block by block basis to homeowners residing in the Northwest and Southwest Planning Areas with priority given to those single-family home owners of very low-income, special needs and/or senior households.

The City will leverage its Home Upgrade, Carbon Downgrade (HUCD) program, which provides low interest loans to homeowners for energy efficiency and renewable energy upgrades, to better serve low-income and moderate-income residents. The City will also increase marketing and outreach efforts for the CHIP, especially in lower-income neighborhoods and mobile home parks, and integrate the HUCD program into the City's First-Time Homebuyers Program as an optional financing tool.

Priority Level:	1
Quantified Objective:	30 low-income units
Lead(s):	Development Services Department
Funding Sources:	Existing CHIP Revolving Loan Fund, HUCD Revolving Loan Fund
Implementation Timeline:	Ongoing/As resources are available

1.1.2 Encourage Climate Resilient Design Techniques: To respond to a changing climate and promote sustainability in the community, the City has adopted policies and programs to reduce the impacts of climate change through adaptation strategies. Many of these strategies, such as designing more energy-efficient buildings, also help to mitigate climate change by reducing greenhouse gas emissions. 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.
- Design buildings to maintain livable conditions in the event of loss of power or heating fuel, or shortages of water.

Priority Level:	2
Lead(s):	Development Services
Funding Source:	Department Budget & Grants
Implementation Timeline:	2013-14/Ongoing

1.1.3 Neighborhood Revitalization: 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.

Priority Level:	2
Lead(s):	Public Works and/or Development Services Department based upon funding
Funding Source:	Federal and state programs.
Implementation Timeline:	As resources are available

1.1.4 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 generated.

Priority Level:	1
Quantified Objective:	22 housing units
Lead(s):	Development Services Department
Funding Source:	HOME
Implementation Timeline:	2013-14; As opportunities and resources become available

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 need households at affordable rents.

Priority Level:	1
Quantified Objective:	15 housing units
Lead(s):	Development Services Department
Funding Source:	NSP and HOME
Implementation Timeline:	2013-14; As opportunities and resources become available

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.

Priority Level:	2
Lead(s):	Development Services Department
Funding Source:	Federal and State grants
Implementation Timeline:	As resources are available

H 1.2 Eliminate, to the greatest extent feasible, overcrowded, unsafe, and unsanitary housing conditions through the enforcement of building, safety, and housing codes.

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.

Priority Level:	1
Lead(s):	Code Enforcement Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	1
Lead(s):	Code Enforcement Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

1.2.3 Code Enforcement Activities: Continue Code Enforcement activities monitoring housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens.

Priority Level:	1
Lead(s):	Code Enforcement Division
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

Objective – H2

Promote efficient use of water and energy through sustainable design, adopted standards, and incentives to conserve limited resources and reduce long-term operational costs of housing, consistent with the California Long-Term Energy Efficiency Strategic Plan, the most recent Energy Code including City-specific amendments, Green Building Standards, and other related City ordinances.

Policies & Programs

H 2.1 Encourage the conservation, efficient use, and appropriate reuse of water by residents.

2.1.1 General Water Conservation Practices: Promote the inclusion of state-of-the art water conservation, efficiency, and reuse practices in existing and new development projects where proven to be effective, 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 appliances (as illustrated in Appendix C, Section 5.0).

Priority Level:	1
Lead s:	Development Services & Public Works (Conservation) Departments
Funding Source:	Department Budget & Grants
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	1
Lead:	Development Services & Public Works (Conservation) Departments
Funding Source:	Department Budget & Grants
Implementation Timeline:	Ongoing/ Annual review of progress

2.1.3 New Development-Specific Water Conservation Requirements: 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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	1
Lead(s):	Public Works (Conservation) Department
Funding Source:	Department Budget & Grants
Implementation Timeline:	Ongoing/ Annual review of progress

H 2.2 Encourage efficient and renewable energy use of residents.

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 and other regional partners (as illustrated in Appendix C, Section 5.0).

Priority Level:	1
Lead(s):	Development Services & Public Works (Conservation) Department
Funding Source:	Department Budget & Grants
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	1
Lead(s):	Development Services Department

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.

Funding Source:	Department Budget & Grants
Implementation Timeline:	2012-2013

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.

Priority Level:	1
Lead (s):	Public Works (Conservation) Department
Funding Source:	Department Budget & Grants
Implementation Timeline:	Ongoing/ Annual review of progress

Objective – H 3

Encourage planning practices that create sustainable communities and reduce greenhouse gas emissions consistent with the 2050 Regional Transportation Plan's Sustainable Communities Strategy.

Policies & Programs

H 3.1 Encourage transit-oriented housing consistent with SANDAG's Sustainable Communities Strategy (SB 375).

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 housing.
    - Allocate a lower proportion of housing need to an income category when there is a disproportionately high share of households in that income category, as compared with the most recent decennial United States census.
- Work with SANDAG to update the Smart Growth Concept Map to reflect the changes to Chula Vista's land use plans contained in the 2050 Regional Growth Forecast and to the regional transportation network.
- Encourage joint development opportunities to promote the construction of sustainable housing and mixed-use projects at existing and planned transit stations.

Priority Level:	1
Lead s:	Development Services Department
Funding Source:	Department Budget & Grants
Implementation Timeline:	Ongoing/ Annual review of progress

3.2 Balanced and Diverse Housing Opportunities

Chula Vista is a community with a diverse population and housing stock, particularly in the western area of the City. Housing should be preserved and created to maximize housing opportunities for larger households, a growing senior population, special needs groups, and very low-and low-income families.

The disparities in household income, age and types of housing available between the eastern and western portions of the City demonstrates a need to promote greater diversity in housing choices related to pricing and housing type within each of these geographic areas. When areas of the City are predominated by one type of housing or tenure (owner versus renter occupied), it limits the housing choices of residents and perpetuates the established disparities and associated socials issues. The provision of a variety of housing types in terms of density, size, and more importantly tenure and providing these units in appropriate locations to minimize the creation of economic housing enclaves, will enable the City to accommodate the varied needs and desires of the community in order to achieve more balanced residential communities and to meet underserved housing needs of lower income households.

The provision of new housing opportunities within mixed-use areas and at higher density levels, particularly in transit focus areas and identified town centers, is encouraged. Mixed use and compact developments can result in easier access to goods and services, and increased employment and business opportunities, and the creation of vibrant community places.

Objective – H 4

As required by State law, preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.

Policies & Programs

H 4.1 Preserve publicly assisted rental housing "at-risk" of converting to market rate rents.

4.1.1 Expiring Affordability Restrictions: Proactively work with property owner(s) of "at-risk" assisted housing developments whose affordability restrictions 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 by affordable housing developers. The City will implement the following actions on an ongoing basis to conserve its affordable housing stock:

- Annually monitor the status of identified "at-risk" assisted housing developments.
- If an opportunity arises due to the pending sale of the property, establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing.
- Should the property owner pursue conversion of the units to market rate, ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive special Section 8 vouchers that would enable them to stay in their units. Provide tenants with information regarding Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City.

Priority Level:	1
Quantified Objective:	184 low-income housing units
Lead(s):	Development Services Department
Funding Source:	HOME
Implementation Timeline:	2012-2016

H 4.2 Monitor housing located in the Coastal Zone occupied by low-and moderate-income households and mitigate the loss of housing in these areas.

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Annually

4.2.2 Replacement Housing: Where conversion or demolition of housing units in the Coastal Zone 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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	As required

Objective – H 5

Encourage the provision of a wide range of housing choices and equitable distribution by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low-and moderate-income households.

Policies & Programs

H 5.1 Balanced Communities-Affordable Housing: Require newly constructed residential developments to provide a portion of their development affordable to low-and moderate-income households.

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-income).

Priority Level:	1
Quantified Objective:	40 low-income units and 40 moderate-income units.
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

H 5.2 Support efforts to increase homeownership rates, particularly in the Northwest and Southwest Planning areas, meeting or exceeding the regional average as a means to build individual wealth and stabilize existing residential neighborhoods.

5.2.1 First Time Homebuyer Assistance: Continue assistance to low-income households currently residing in rent restricted affordable housing to purchase 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.

Priority Level:	1
Quantified Objective:	20 low-income households.
Lead(s):	Development Services Department
Funding Source:	HOME
Implementation Timeline:	2014; Continue as funds are available.

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 administrating agency.

Priority level:	1
Quantified Objective:	25 households
Lead(s):	Development Services Department
Funding Source:	Federal Tax Credits; Department Budget for Administration
Implementation Timeline:	Ongoing/ Annual review of progress

5.2.3 Homebuyer Education & 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.

Priority Level:	2
Lead Agency:	Development Services Department
Funding Source:	Private Resources
Implementation Timeline:	As funds are available.

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 Development Accounts and other emerging financial approaches.

Priority Level:	2
Lead(s):	Development Services Department
Funding Source:	Private resources
Implementation Timeline:	As funds are available.

H 5.3 Support mobilehome parks as an alternative housing opportunity.

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding:	Department Budget; Mobilehome Administration Fee
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	2
Lead(s):	Development Services Department
Funding:	State MPROP
Implementation Timeline:	As opportunities and resources become available.

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	As required

Objective – H 6

Promote the development of a variety of housing choices, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with disabilities, and seniors.

Policies & Programs

H 6.1 Support the coordination of existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.

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 for the Homeless and the South Bay Homeless Coalition.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	CDBG, ESG, FEMA, other federal programs, and private sector programs.
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	CDBG, ESG, FEMA, other federal programs, and private sector programs.
Implementation Timeline:	Ongoing/ Annual review of progress

6.1.4 Tenant Rental Assistance: Implement a homeless prevention program providing rent subsidies for those at-risk of becoming homeless.

Priority Level:	1
Quantified Objective:	21 extremely low income households
Lead(s):	Development Services Department
Funding Source:	ESG
Implementation Timeline:	Ongoing/As resources are available.

6.1.5 Information of 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.

Priority Level:	2
Lead(s):	Development Services Department
Funding Source:	CDBG and private sector programs
Implementation Timeline:	Ongoing; As resources are available

H 6.2 Encourage the development of alternative housing types in locations with easy access to goods, services, transportation, recreation and other appropriate services to accommodate the special needs of seniors and persons with disabilities.

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. Monitor and revise the Ordinance as needed to facilitate and encourage development.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

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 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.

Priority Level:	2
Lead(s):	Development Services Department
Funding Source:	CDBG
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	2
Lead(s):	Development Services Department
Funding Source:	Department budget
Implementation Timeline:	Ongoing/ Annual review of progress

6.2.4 Accessible Housing Regulations: Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

3.3 Government Role & Process

Local Government plays a significant role in fostering the development of affordable and special needs housing. Conversely, in its efforts to protect and enhance the overall community, local government can implement land use controls, building codes, development standards, permit and processing procedures, and fees and exactions, that constrain the operations of the private, nonprofit, and public sector when introducing new housing products to market. These constraints can result in limiting the supply of housing and increasing the costs of development (see Appendix B). Programs aimed at mitigating these constraints and evaluating the necessity of these requirements can assist in decreasing the overall cost of housing production while at the same time protecting the community and the environment.

OBJECTIVE – H 7

Facilitate the creation, maintenance, preservation and conservation of affordable housing for lower and moderate-income households through comprehensive planning documents and processes, and the provision of financial assistance and other incentives.

Policies & Programs

H 7.1 Ensure Chula Vista's plans and policies addressing housing, such as the Zoning Ordinance, Sectional Planning Area Plans, and Specific Plans, encourage a variety of housing product that responds to variations in income level, the changing live-work patterns of residents and the needs of the City's diverse population.

7.1.1 Specific Plans: Develop and consider for adoption a Specific Plan for the Southwest Planning Areas in order to implement housing-related land use policy contained in the General Plan Update of 2005.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	2013-14 (Adoption of a specific plan for the Palomar Gateway focus area with the Southwest area of the community)

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.

Priority level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Target Year(s):	On going; As resources are available

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 discretional 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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	2013-2014

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 Section 50675.14, will be permitted as a residential use in all zones allowing residential uses and subject to the same development standards as the same type of housing unit in the same zone consistent with Senate Bill 2 (Housing Accountability) enacted in 2007.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	2013-2014

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 SROs, consistent with Assembly Bill 2634 (Housing for Extremely Low Income Households) enacted in 2007.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	2013-2014

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	2013-14

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 conservation elements, the City will review the adopted Housing Element to maintain internal consistency and amend the Element as may be necessary.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	2013-14

H 7.2 Ensure the entitlement process and infrastructure levies do not affect the feasibility of affordable housing development.

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.

Priority Level:	1
Lead(s)s:	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

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 and as allowed by the City's Municipal Code.

Priority Level:	2
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	As requested/ Annual review of progress

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 to coordinate with the District to ensure affordable housing developments receive priority water service provision.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	2013-2014; Within 30 days of adoption of the Housing Element

H 7.3 Pursue opportunities to expand financial resources assisting housing development for lower and moderate-income households.

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

H 7.4 Provide financial assistance and incentives for the preservation and creation of affordable housing to address the underserved financial needs of very low-and low-income households throughout the City.

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 developments standards for housing providing the required number of units for income qualified households and seniors. Continue to provide incentives for the development of affordable housing and housing for seniors through implementation of the regulations. Market incentives to housing developers via the City's website and the Development Services front counters.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

7.4.2 Public Property: Evaluate the viability of providing affordable housing on City owned property that becomes available or is deemed surplus property.

Priority level:	2
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing

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.

Priority Level:	2
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	As opportunities arise

Objective – H 8

Ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation.

Policies & Programs

H 8.1 Ensure equal housing opportunities to prevent housing discrimination in the local housing market.

8.1.1 Affirmative Marketing & Leasing: Require affordable housing developments for low-and moderate-income households to comply with the following policies:

- In 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 Development Services Department on the composition of resident populations in units, income levels and affordability of the units.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

8.1.2 Fair Housing Education & Counseling: Continue contracting with a service provider for the 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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	CDBG
Implementation Timeline:	Ongoing/ Annual review of progress

Objective – H 9

Promote and facilitate early, transparent public input and participation emphasizing community awareness of the City of Chula Vista's goals, tools, available resources and programs for lower income households.

Policies & Programs

H 9.1 Encourage meaningful public participation by all segments of the community, including low- and moderate-income residents, the business sector, social service agencies, renters and homeowners, when reviewing and developing City housing policies and affordable housing projects.

9.1.1 Public Input & Participation: Continue to incorporate public input and participation in the design and development of City housing plans and policies.

Priority Level:	1
Lead(s)s:	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Ongoing/ Annual review of progress

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	2013-14

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline;	Ongoing/ Annual review of progress

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.

Priority Level:	1
Lead(s):	Development Services Department
Funding Source:	Department Budget
Implementation Timeline:	Annually

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1.0 OVERVIEW: QUANTIFIED OBJECTIVES

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the eight-year planning period. The City has two sets of numerical housing goals; the City's share of the SANDAG Regional Housing Needs Assessment (regional share goals) and the Quantified Objectives for Affordable Housing Production. The total regional share goal is to provide adequate land resources to accommodate approximately 12,861 new housing units, 5,648 of which are for low- and very low-income households. To determine the adequacy of land for very low- and low-income households, the City must demonstrate the availability of land zoned for 30 dwelling units per acre or greater. The analysis of adequacy of available land resources is provided in Appendix C of the Housing Element.

This total low-income housing need is far greater than the City has available resources to facilitate. Therefore, the City establishes a quantified objective for the actual creation of affordable housing opportunities and the provision of other housing assistance.

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2.0 QUANTIFIED OBJECTIVES

Part II of the Housing Element outlines policies and programs that range from the new construction of housing, rehabilitating housing, and other housing assistance programs such as rental assistance, homebuyer assistance, and homeless services. These programs and policies are categorized into two levels of priorities:

- **Level 1 Priorities** are those that the City is dedicated to addressing within the planning period with the expected resources.
- **Level 2 Priorities** are those that the City acknowledges as important to address should resources allow.

Many programs and policies reduce barriers and create opportunities for a balanced community. These goals are essential to meeting the City's housing needs, but are more qualitative in general. The quantified objectives adopted by the City of Chula Vista are based upon the Level 1 goals, policies and programs outlined within the City's Plan of Action, as outlined in Part II. The City reasonably expects that a total of 694 households will be assisted, as summarized in Table III-1 below.

Table III-1
Summary of Objectives
2013-2020

Activity	Extremely-Low	Very-Low	Low	Moderate	Above Moderate	TOTAL By Activity
Affordable Units – New Construction						
Rental	0	0	40	40	0	**80**
Assistance						
Mortgage Credit Certificates	0	0	12	13	0	**25**
Rental Assistance/Homeless Prevention	6	15	0	0	0	**21**
Homeless Services (beds)	434	0		0	0	**434**
Rehabilitation						
Owner-Occupied	0	0	30	0	0	**30**

Table III-1
Summary of Objectives
2013-2020

Activity	Extremely-Low	Very-Low	Low	Moderate	Above Moderate	TOTAL By Activity
Renter-Occupied	0	0	22	0	0	**22**
Acquisition/Rehabilitation	0	5	10	0	0	**15**
Rental Preservation						
"At-Risk" Units	0	0	184	0	0	**67**

Additionally, there are housing programs and services available to Chula Vista residents that the City does not administer. For example, approximately 2,500 Chula Vista residents receive Section 8 rental assistance through the County of San Diego. These households pay an affordable rental rate while residing in market rate rental housing. These types of programs and services were not included in the City's Plan of Action or the quantified objectives, as the City does not directly provide support.

3.0 PLANNING FOR NEW CONSTRUCTION

Table III-2 shows the new construction goals for the City during the planning period from 2013-2020 based upon Chula Vista's share of the Regional Housing Needs Assessment (RHNA). New construction is heavily dependant on market demands, Federal, State, and County programs, and private funding. Even with very aggressive policies and programs, given that areas in western Chula Vista are primarily mature and built-up and the remaining large tracts of vacant land in the east are already planned and ready for development, the previous years' housing production record and limited public financing for affordable housing, these objectives are likely to be unachievable. Therefore, the City cannot guarantee these needs will be met. The availability of land suited to meet this goal is described in Appendix C.

Previous housing production has demonstrated that new construction of housing for very low- and low-income households falls short of the projected need. The estimated gap between the costs of producing a unit and what a very low- or low-income household can financially support is enormous. Capital subsidies, primarily from federal, state, and local funding programs, are necessary for the production of housing for these income groups.

With the limited availability of public subsidies, the City assumes a significant decrease from the last decade's affordable housing production. The economic recession has had a devastating impact on the housing and mortgage industries, thereby resulting in a minimal new housing stock when compared to years prior. The City anticipates that much of the new construction will result from building out the newly developing master planned communities in the East Planning Area, Bayfront and mixed-use and infill development in the City's Urban Core Specific Plan Area. However, setting the goals to be more "realistic" and achievable" does not accurately address the need.

Table III-2
NEW HOUSING CONSTRUCTION OBJECTIVES
2013-2020

Income Category	RHNA Construction Need
Extremely Low	1,605
Very Low	1,604
Low	2,439
Moderate	2,257
Above Moderate	4,956
Total	**12,861**

Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. Therefore, the City's RHNA of 3,209 very low income units can be split equally between extremely low and very low income units.

Chula Vista will use the RHNA new construction goals as a long-term target but will annually assess its housing priorities against the reality of available resources. Each year as resources are identified, or reasonably expected to become available, shortfalls in achieving goals and actions outlined within Part II and the quantified objectives specified within this Part can be assessed, program targets shifted appropriately and resources allocated effectively and efficiently.

1.0 OVERVIEW: COMMUNITY PROFILE & HOUSING NEEDS

Under State Housing Element Law, jurisdictions must evaluate both existing and future needs for all income groups as determined by the jurisdictions Council of Government, when preparing the state-mandated Housing Element of the General Plan.

This section presents the demographic and housing characteristics that influence the demand and availability of housing. This analysis is necessary to form the basis for establishing programs and goals that seek to address the identified housing needs. The focus of this section is to identify the need for housing according to income, tenure, and special needs groups. In addition, this section attempts to frame the discussion of creating balanced communities throughout the City. This discussion was a recurring theme throughout the General Plan process when identifying the varying needs between the eastern (east of Interstate I-805) and western (west of I-805) portions of the City.

Primary data sources include the 2010 Census for existing conditions and comparisons between the eastern and west portions of the City[1], the American Community Survey 1-, 3-, and 5-Year Estimates, the Department of Housing and Urban Development (HUD), the Regional Task Force on the Homeless, projections published by the San Diego Association of Governments (SANDAG) and the California Department of Finance. The data used are the most reliable for assessing existing conditions. Furthermore, such standard sources provide a basis for consistent comparison with older data and provide the best basis for forecasts.

[1] Conducted every ten (10) years, the U.S. Census provides the most comprehensive data source available, but does not necessarily represent existing conditions. Further, in the analysis of east and west, the Census tracts are *generally* divided by City boundaries. This presents a slight inconsistency when trying to combine census tracts to determine statistics for a portion of the City as done in this section. While small portions of census tracts fall outside or within the City, overall it was determined to be the best way to form detailed housing statistics to compare the eastern and western portions of the City.

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2.0 COMMUNITY PROFILE

2.1 Population Trends and Characteristics

Housing needs in Chula Vista are affected primarily by population and employment trends.

2.1.1 Historical, Existing & Forecasted Growth

The City of Chula Vista is one of 18 cities within the County of San Diego. San Diego County is the third-largest county in Southern California with a population of 3,095,313 in 2010. The County has experienced stable growth, with a population increase of 13 percent from 1990 to 2000, and 10 percent from 2000 to 2010.

Table A-1
REGIONAL POPULATION TRENDS 1990-2010

County	1990	2000	2010	% Change 2000-2010
Imperial County	109,303	142,361	174,528	23%
Los Angeles County	8,863,164	9,519,338	9,818,605	3%
Orange County	2,410,556	2,846,289	3,010,232	6%
Riverside County	1,170,413	1,545,387	2,189,641	42%
San Bernardino County	1,418,380	1,709,434	2,035,210	19%
San Diego County	**2,498,016**	**2,813,833**	**3,095,313**	**10%**

Source: U.S. Census 2010 Summary File 1

The City of Chula Vista is growing at a rapid pace in comparison to the rest of the County. Between 1950 and 1960, Chula Vista more than doubled in size. Population growth slowed in the 1970s and 1990s. Between 1990 and 2000, the City experienced a 28 percent increase. With the continued Greenfield development and growth of master planned communities in eastern Chula Vista, this pattern continued from 2000 to 2010 and Chula Vista's population grew by 40 percent.

Figure A-1
HISTORICAL POPULATION INCREASE IN CHULA VISTA AND THE REGION

Source: California Department of Finance, Historical Census Populations of California State, Counties, Cities, Places, and Towns, 1850-2010

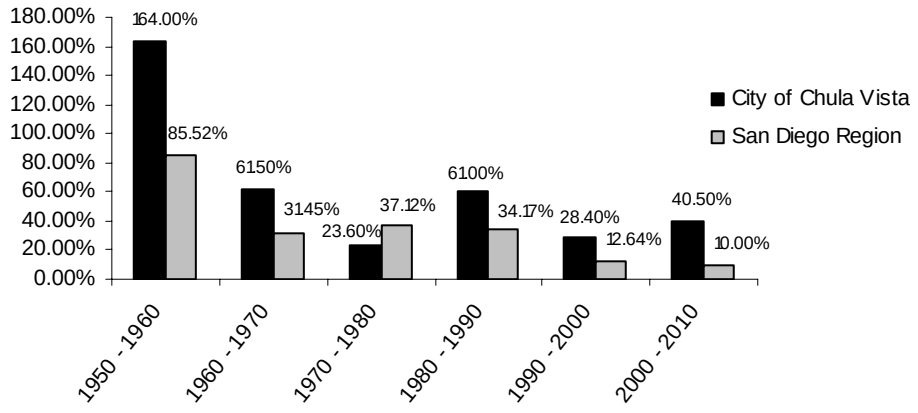
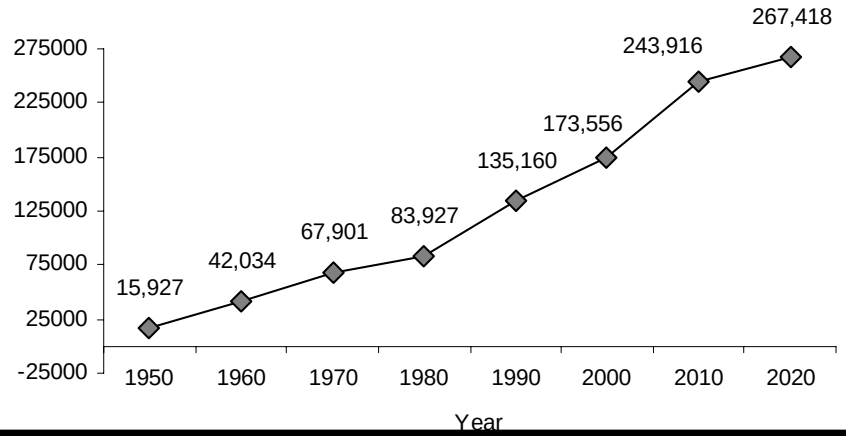


Figure A-2
POPULATION TRENDS IN CHULA VISTA

Source: California Department of Finance, Historical Census Populations of California State, Counties, Cities, Places, and Towns, 1850-2010 & SANDAG 2050 Regional Forecast

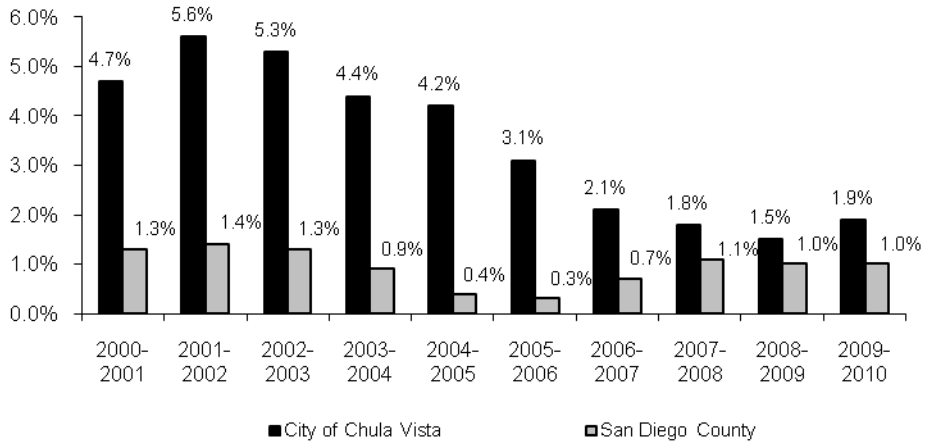


As shown in Figure A-3, estimates by the California Department of Finance (DOF) show that from 2000 to 2005 Chula Vista's population increased by 25 percent to 217,543. The population continued to increase in Chula Vista from 2005 to 2010 by an additional 11 percent. Growth slowed in comparison with the previous years as would be expected in a recessionary economy.

Comparatively, the County's estimated population increased 4 percent from 2005 to 2010. The population of Chula Vista makes up an 8 percent share of the total population in San Diego County. Chula Vista remains the second largest city in the County behind the City of San Diego.

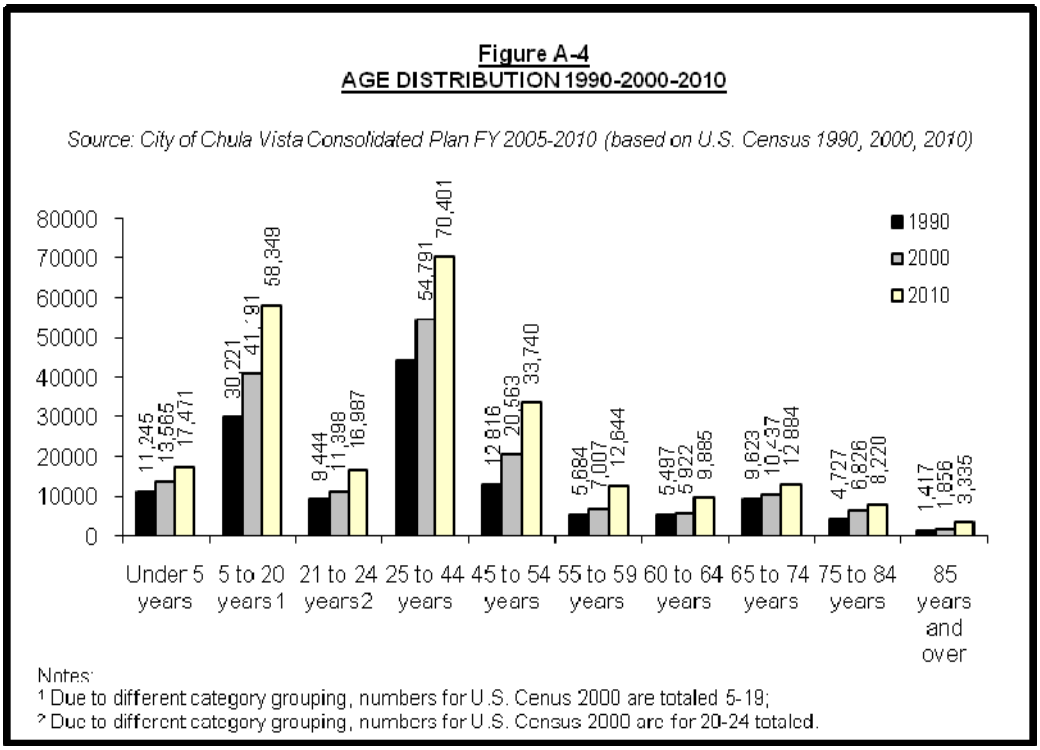
Figure A-3
POPULATION GROWTH IN CHULA VISTA AND THE REGION (2000-2010)

Source: California Department of Finance, Table 2: E-4 Population Estimates for Cities, County and State, 2001-2010 with 2000 & 2010 DRU Benchmark.



2.1.2 Age Composition

As of 2010, 59 percent of the City's population was between the ages of 21 to 64. Children and teens aged 0-20 years comprised 31 percent of the population, and seniors, 65 and over, represented 10 percent of the City's population. The greatest population increases were in the persons 5-20, 25-44 and 45-54 years of age categories. Growth in these age categories, considered the prime home buying age brackets, is consistent with the increase of single family residential development in the master planned communities of eastern Chula Vista.



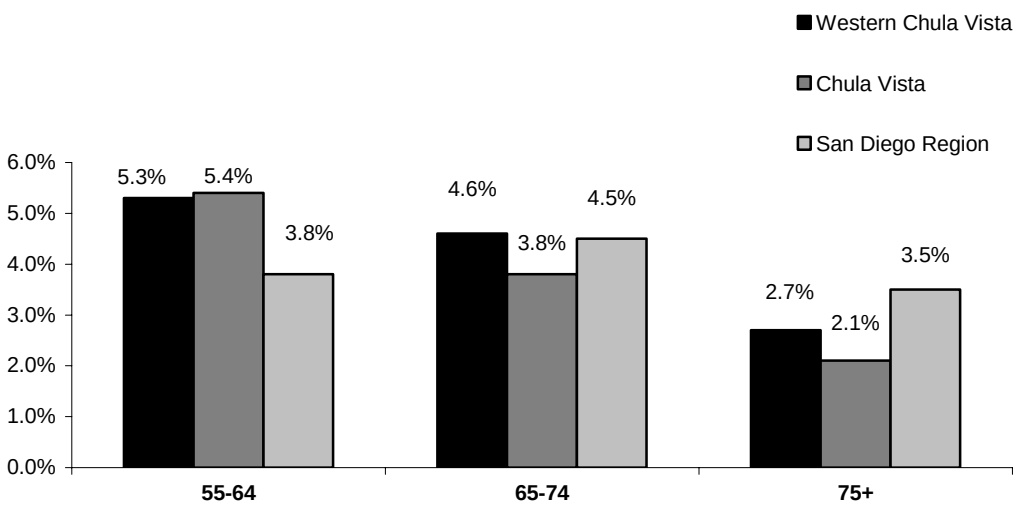
Over the next twenty-five (25) years the SANDAG is projecting that the San Diego region will see a decline in the growth of age groups below 55, while all age groups above 55 will increase. Specifically, the western portion of the City of Chula Vista is expected to see a higher increase in the 55-74 year old age group then the region and a higher increase in the 65-74 year old age group in the western portion of the City than the City as a whole.

Figure A-5

EXPECTED CHANGE (2000-2030)

IN AGE DISTRIBUTION FOR 55 AND OVER AGE GROUP

Source: City of Chula Vista Urban Core Specific Plan Market Analysis



2.1.3 Race and Ethnicity

As shown in Figures A-6a, A-6b, and A-6c, Chula Vista is, and continues to grow as a racially and ethnically diverse community. The City experienced rapid growth of its Hispanic population between 1990 and 2000, and again from 2000 to 2010. The Hispanic population is the largest representative ethnic group in the City, comprising 60 percent of the total population. The percent of Asian population increased between 1990 and 2000 to 11 percent, and continued to increase from 2000 to 2010, comprising 14 percent of the total population. The Black population has remained at about 4 percent from 1990 to 2010. The White (non-Hispanic) population, however, has seen a dramatic decrease from 32 percent in 2000 to 20 percent in 2010. The percentage of American Indian & Alaska Native, Native Hawaiian & Other Pacific Islander, has remained less than 1 percent of the population from 1990 to 2010.

Figure A-6a
1990 RACIAL AND ETHNIC COMPOSITION
Source: City of Chula Vista Consolidated Plan FY 2005-2010 (based on U.S. Census 1990 and 2000)

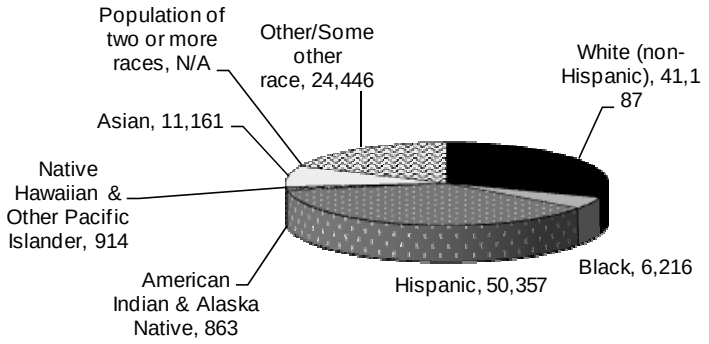


Figure A-6b
2000 RACIAL AND ETHNIC COMPOSITION

Source: City of Chula Vista Consolidated Plan FY 2005-2010 (based on U.S. Census 1990 and 2000)

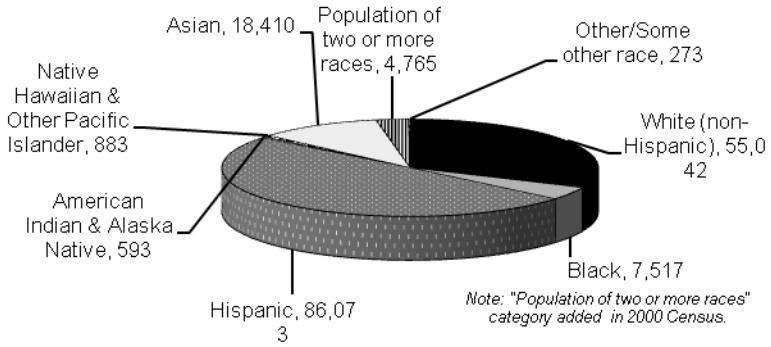
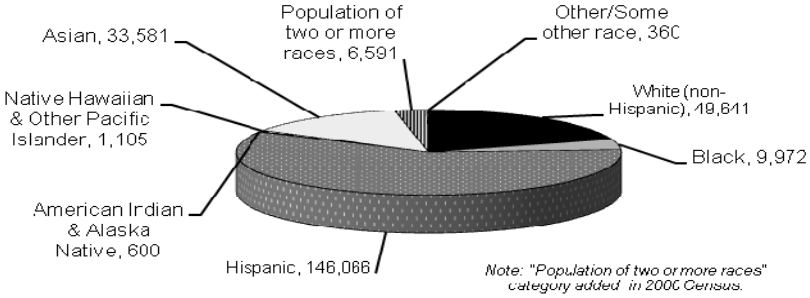


Figure A-6c
2010 RACIAL AND ETHNIC COMPOSITION

Source: U.S. Census 2010 Summary File 1



2.2 Employment Trends

Housing needs are affected by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality or pay of available employment can determine the need for various housing types and prices.

In 2010, educational, health, and social services made up 26 percent of the labor force, followed by retail trade (11 percent), public administration (10 percent) and professional, scientific, management, administrative and waste management services (9 percent). Industries such as manufacturing, construction, information, finance, insurance, real estate, and retail, each experienced declines from 2000 to 2010. As Table A-2 shows, nearly 30 percent of those Chula Vistan's in the labor force are in the retail or service industry where lower pay scales predominate.

Table A-2
EMPLOYMENT BY INDUSTRY

Industry	Number of Employees[1]	Percent
Agriculture, forestry, fishing and hunting, and mining	119	0.2%
Construction	5,539	5.4%
Manufacturing	8,115	7.9%
Wholesale trade	2,940	2.9%
Retail trade	11,537	11.3%
Transportation and warehousing, and utilities	5,941	5.8%
Information	1764	1.7%
Finance, insurance, real estate, and rental and leasing	6,095	6.0%
Professional, scientific, management, administrative, and waste management services	6,599	9.4%
Educational, health and social services	26,947	26.4%
Arts, entertainment, recreation, accommodation and food services	8,870	8.7%
Other services (except public administration)	4,705	4.6%
Public administration	9,925	9.7%
Total	102,096	100%

Notes:
[1] U.S. Census data cited are for the Chula Vista population, and does not represent the number of jobs in Chula Vista.

Source: U.S. Census, 2010 American Community Survey, 1-yr Estimates

As shown in Table A-3, the Sweetwater Union High School District is the top single employer in Chula Vista. In aggregate, the education industry employs 20 percent of the employee's on the Top Ten Employers list. The health industry and retail and service industry are also very significant employers. Retail and service companies employ 4 percent of employees in Chula Vista. Following, are the retail and service industries, and hospitals that employ 5 percent of the total employees on the City's major employers list. The top ten employers have a total of 17,900 employees, which make up approximately 20 percent of the City's total employees.

Table A-3
TOP TEN EMPLOYERS IN CHULA VISTA, 2009

Business	Business Type	Employees	Percent of Employees
Sweetwater Union High School District	Education	4,435	9%
Chula Vista Elementary School District	Education	2,753	6%
Southwestern College	Education	2,400	5%
Rohr Inc./Goodrich Aerospace	Aerospace Manufacturing	1,903	4%
Sharp Chula Vista Medical Center	Hospital	1,799	3%
City of Chula Vista	Municipal Government	1,350	4%
Scripps Mercy Hospital	Hospital	1,079	2%
Walmart (2 stores)	Big Box Retail	950	2%
United Parcel Service	Parcel Delivery Service	627	1%
Target (3 stores)	Big Box Retail	604	1%
Total		17,900	38%

Source: City of Chula Vista Consolidated Plan, FY 2010-2015 (based on City of Chula Vista comprehensive Annual Financial Report, FY 2009

Employment rates are an indicator of economic trends in the City. Chula Vista's labor force grew from 86,900 in 2005 to 91,400 in 2011. Unemployment rates remained at about 5 percent from 2005 to 2009. However, unemployment rates began to experience sharp increases to 7 percent in 2010 and 11 percent in 2011. This pattern of growing unemployment is representative of the effect that the economic downturn has had on the San Diego region, State, and Nation.

Table A-4
LABOR FORCE TRENDS[1]

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2005	86,900	82,500	4,400	5.1%
2006	87,300	83,200	4,100	4.7%
2007	86,900	82,500	4,400	5.1%
2008	87,000	83,700	4,100	4.7%
2009	88,400	83,700	4,700	5.3%
2010	90,400	84,000	6,300	7.0%
2011	91,400	81,000	10,300	11.2%

Notes:
[1] Data cited are for the Chula Vista population, and does not represent the number of jobs in Chula Vista.

Source: State of California Employment Development Department (EDD) 2011.

2.3 Household Characteristics

This section provides an overview of the characteristics of Chula Vista's households. The U.S. Census Bureau defines a household as all persons living in a single housing unit. One person living alone is considered a household as is a group of unrelated people living in a single housing unit. A family is defined as related persons living within a single housing unit.

The 2010 Census and American Community Survey data revealed that Chula Vista as well as the region is experiencing a tightening housing market. Household size in Chula Vista increased from 2.79 persons per household in 1990 to 3.21 in 2010. A rapid increase in household formation from 2000 to 2010 has also been evidenced with a 31 percent increase in the number of households.

2.3.1 Household Formation & Composition

Chula Vista has experienced a rapid increase in the number of households over the past three decades, with the continued green field development in the master planned communities in Eastern Chula Vista. Between 1990 and 2000 Chula Vista saw nearly a 21 percent increase in the number of households. From 2000 to 2010, the City saw an increase of 31 percent of households. In 2010, the City's households were growing 21 percent faster than in the County and in the State of California.

Table A-5
TOTAL HOUSEHOLDS PERCENTAGE OF INCREASE 2000-2010

Area	1990	2000	2010	% Increase 2000-2010
California	10,399,700	11,502,870	12,577,498	9.34%
San Diego County	887,719	994,677	1,086,865	9.27%
City of Chula Vista	47,869	57,728	75,515	30.81%

Source: U.S. Census 2010 Demographic Profile

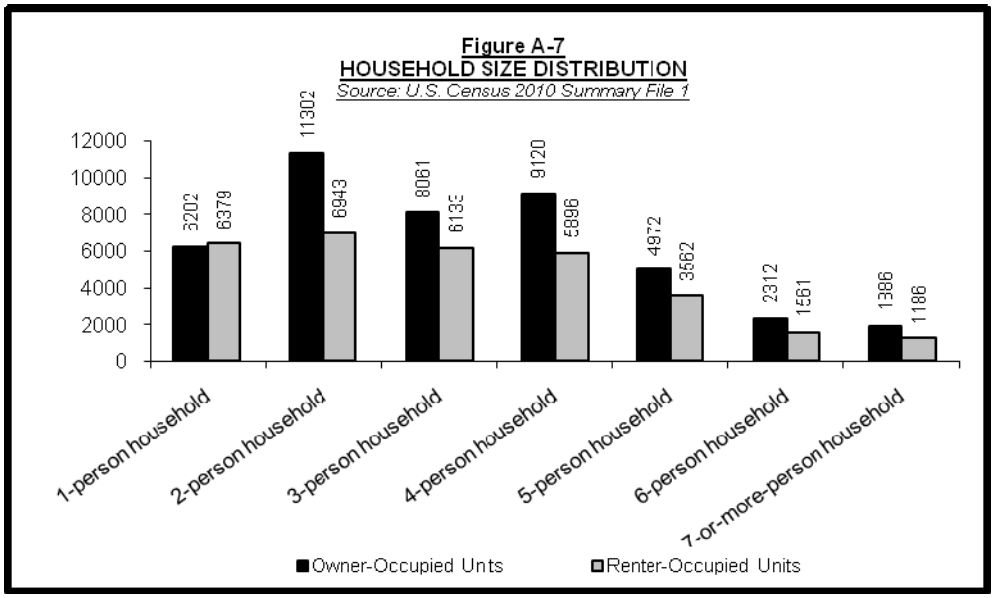
The 2010 U.S. Census reported that Chula Vista's average household size was 3.21 persons per household, increasing from 2.99 persons per household in 2000. In comparison, San Diego County had estimated household size of 2.73 in 2000 and 2.75 in 2010. This larger household size indicates the need for housing units with more bedrooms.

Table A-6
AVERAGE HOUSEHOLD SIZE

Area	1990	2000	2010
City of Chula Vista	2.79	2.99	3.21
San Diego County	2.69	2.73	2.75

Source: U.S. Census 1990 STF 1, U.S. Census 2000 SF 3 and 2010 Demographic Profile

As shown in Figure A-7, two-person households represented the largest group for both renters and owners in 2010, comprising 24 percent of total households in Chula Vista. Closely following are four-person households at 20 percent, and three-person households at 19 percent. This trend reflects the overall pattern of growth in the number and average size of Chula Vista households. Renter-occupied households had an average of 2.86 persons per household, compared to 3.09 persons per household in owner-occupied households.



2.3.2 Jobs to Housing Balance

There often is a mismatch between the location of housing and jobs in Southern California. One way of determining if Chula Vista's households commute out of the City to work is by looking at the jobs-to-housing balance. The jobs-to-housing balance is the number of jobs in Chula Vista divided by the number of housing units in Chula Vista. In 2011, Chula Vista had a 1.03 jobs to household ratio, slightly up from 2000 at 0.9. Although there was a slight increase in the jobs-to-housing ratio from 2000 to 2010, the growing number of households, coupled with high unemployment rates in the City, indicates that many households have to commute out of the City for their work.

Table A-7
JOBS-HOUSEHOLD RATIOS

Description	2000	2011
Employment	53,731	81,800
Housing Units	59,495	79,416
Jobs/ Household Ratio	0.9	1.03

Source: SANDAG, 2000 & U.S. Census 2010 American Community Survey 1-Year Estimates

2.3.3 Household Income

The Federal Department of Housing and Urban Development (HUD) generates an annual median income for the purpose of determining program eligibility. The City of Chula Vista is included in the San Diego County Metropolitan Statistical Area (MSA), for which HUD set the 2011 median family income (MFI) at $74,900 for a four-person household.

The State of California uses four income categories to determine housing affordability. These categories are as follows:

- Very Low-income – Less than 50% of the median income;
- Low-income – 51% to 80% of the median income;
- Moderate-income – 81% to 120 % of the median income; and,
- Above Moderate-income – Greater than 120% of the median income.

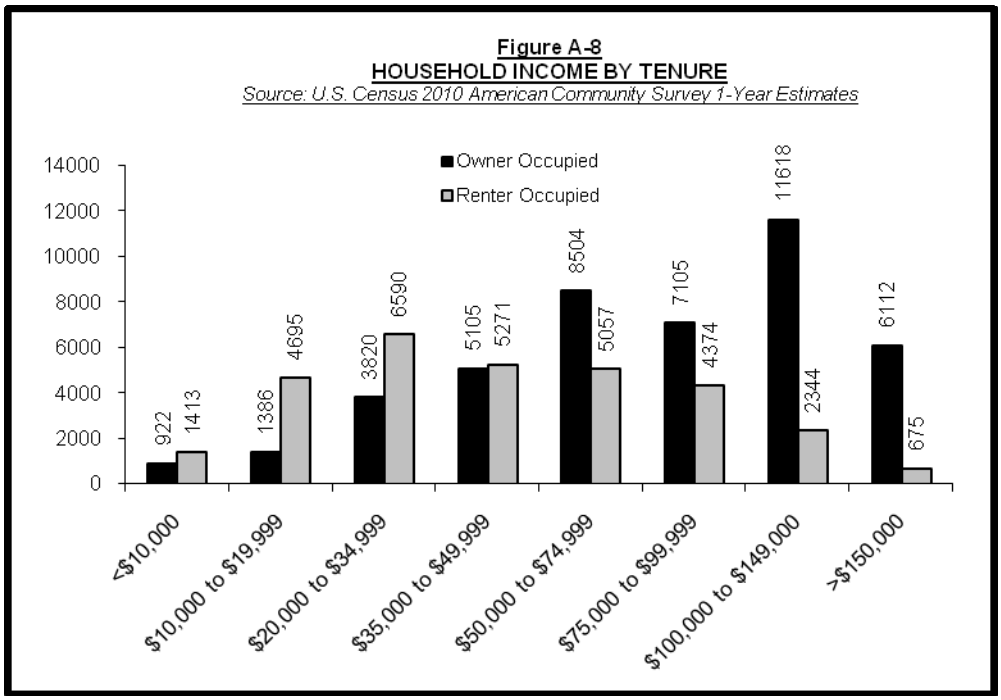
Table A-8 shows the income ranges for each income category based on the 2011 HUD MFI for Chula Vista.

Figure A-8 shows household income distribution by tenure. According to the American Community Survey 1-year Estimates, approximately 6,108 households earned less than $20,000, which falls in the extremely low income category. A significant number of these households are renters (73 percent). Approximately 8 percent of owner-occupied households and 17 percent of renter-occupied households earned less than $35,000 a year, which falls in the very low-income category (up to $40,950). Additionally, 57 percent of total households in Chula Vista earn less than HUD's Area Median Income (AMI) for the County of San Diego at $74,900 (26 percent of owner-occupied households and 31 percent of renter-occupied households). The income group containing majority of (26 percent) of owner-occupied households was $100,000 to $149,000. The income group containing the largest group (20 percent) of renter-occupied households was $20,000 to $34,999.

Table A-8
HOUSEHOLD INCOME DISTRIBUTION

Income Category	Percent of County Median[1]	Income Range ($)[2]
Extremely Low-Income	<30%	<$24,550
Very Low-income	< 50%	< $40,950
Low-income	50% - 80%	$40,951- $65,500
Moderate Income	80% -120%	$65,501 - $89,900
Above Moderate	>120%	> $89,901

Notes:
[1] Based on HCD income categories
[2] Based on 2011 HUD MFI of $74,900.



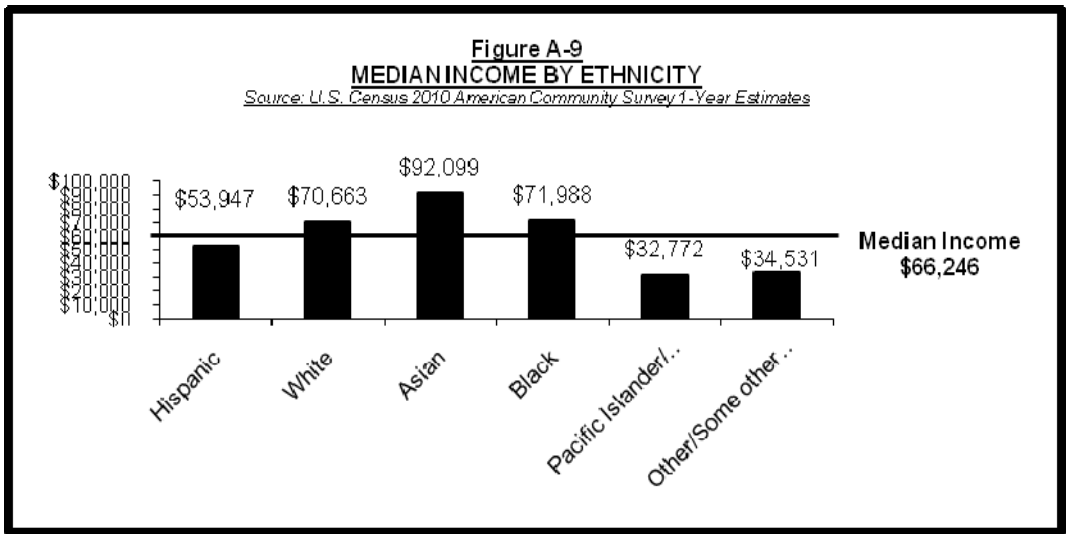
The median income for Chula Vista residents more drastically demonstrates the difference in income by tenure and by ethnicity. As shown in Table A-9, Chula Vista's median income of $66,246 in 2010 was slightly higher than that of San Diego County as a whole at $59,923. When comparing income by tenure, a large difference is seen between owner-occupied households at $84,151, and renter occupied households at $41,527.

Table A-9
MEDIAN INCOME BY TENURE

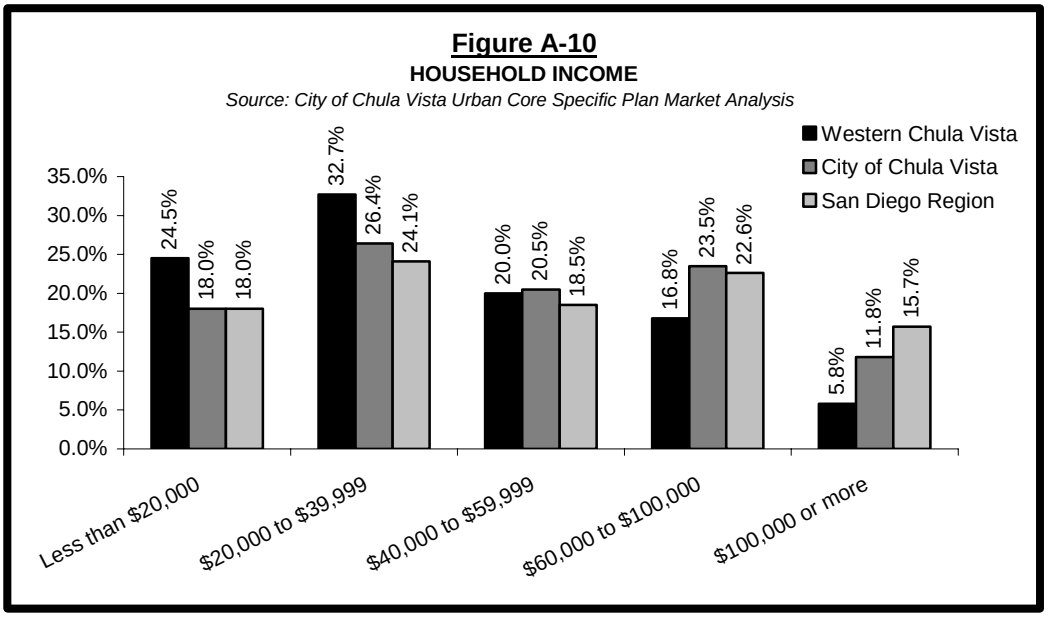
Place	Median Income
City of Chula Vista	$66,246
Owner-Occupied Households	$84,851
Renter-Occupied Households	$41,527
San Diego County	$59,923

Source: U.S. Census 2010 American Community Survey 1-Year Estimates

As shown in Figure A-9, Asians earn considerably higher incomes than all other ethnicities, although they represent just 14 percent of the population. While Hispanics, the largest ethnic group in Chula Vista at 60 percent of the population, earn 18 percent less than the Chula Vista median income and 12 percent less than the County median.



In addition, there is a large disparity of low-income households between the eastern and western portions of the City, as illustrated in Figure A-10.



2.4 Housing Inventory and Market Conditions

Current housing trends must be understood before anticipating future housing needs. This section describes Chula Vista's existing housing stock and market conditions.

2.4.1 Housing Stock Profile

The U.S. Census Bureau reports 79,416 housing units in the City in 2010, an increase of 25 percent from 2000. During that same time period, the County of San Diego experienced an increase of 4 percent. Chula Vista's housing stock has increased an average of 1,988 housing units per year from 2000 to 2010. That average has more than doubled from the 1990-2000, with an average of 968 housing units built per year.

Table A-10
HOUSING INVENTORY
CHULA VISTA AND SAN DIEGO COUNTY

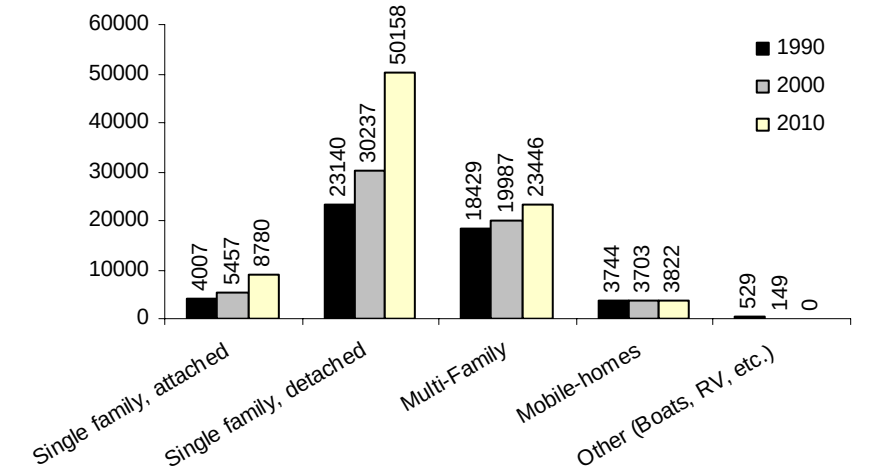
Year	City of Chula Vista	San Diego County	Chula Vista as % of the Region
1990	49,849	946,240	5.3%
2000	59,529	1,040,149	5.7%
2010	79,416	1,164,786	6.8%

Sources: U.S. Census 2010 Summary File 1

Unit Type

The U.S. Census reported a total of 79,416 housing units in the City of Chula Vista in 2010. 63 percent of these housing units were single-family detached, representing an increase of 13 percent of the City's total housing inventory since 2000. The number of single-family attached units increased by 1 percent. Multi-family units experienced a net increase from 2000 to 2010. They have decreased 8 percent, as a percentage of the City's total housing inventory. Mobile homes and other housing types experienced a decrease from 2000 to 2010 as a percentage of the City's total housing inventory.

Figure A-11
HOUSING INVENTORY BY TYPE 1990-2010
Source: City of Chula Vista Consolidated Plan FY 2005-2010 (based on U.S. Census 1990, 2000 and 2010)



According to the 2005-2009 American Community Survey 5-yr Estimates, the stock of multiple family housing was much higher in the Western portion (41 percent) of the City compared to the Eastern portion (16 percent), as depicted in Figure A-12a & A-12-b. This diversity is attributed to the large production of single-family households in the eastern master planned communities.

Figure A-12a
EASTERN CHULA VISTA HOUSING INVENTORY BY TYPE (2010)
Source: U.S. Census 2005-2009 American Community Survey 5-Year Estimates

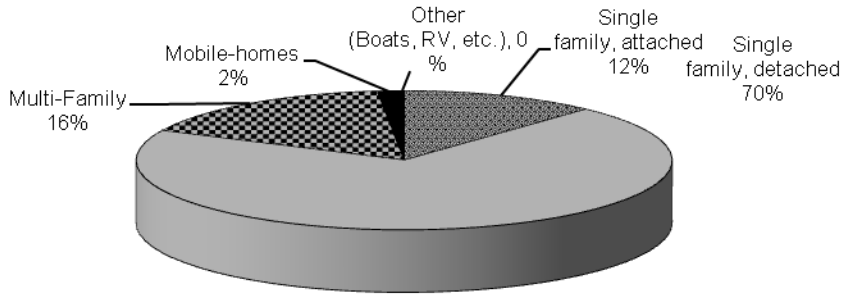
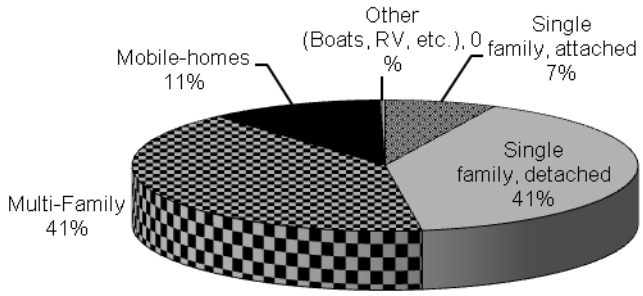


Figure A-12b
WESTERN CHULA VISTA HOUSING INVENTORY BY TYPE (2010)
Source: U.S. Census 2005-2009 American Community Survey 5-Year Estimates



Unit Size

Figure A-13a & A-13b shows the number of bedrooms in occupied housing units by tenure. In 2010, 59 percent of renters, occupied studios, 1- and 2-bedroom units, and 38 percent occupied 3- and 4-bedroom units. Just 16 percent of owners, occupied 1- and 2- bedroom units and 74 percent occupied 3- and 4- bedroom units.

Figure A-13a
OWNER-OCCUPIED UNIT SIZE
Source: U.S. Census 2010 American Community Survey 1-Year Estimates

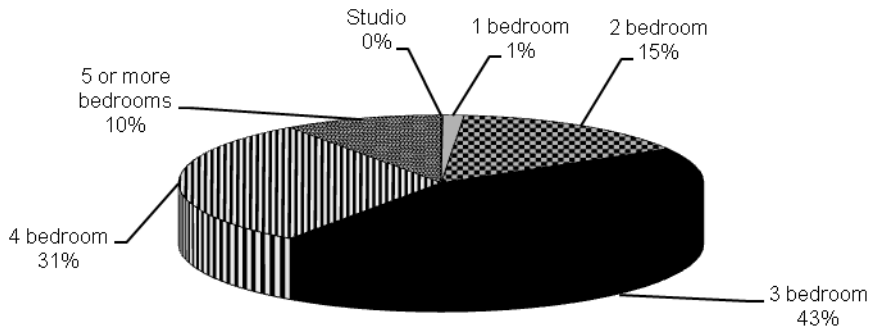
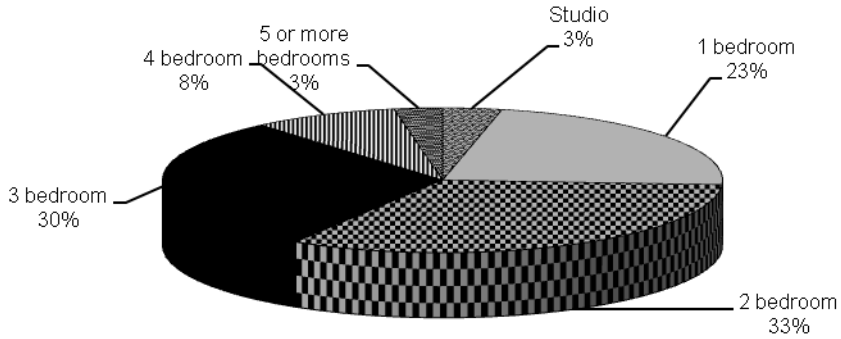


Figure A-13b
RENTER-OCCUPIED UNIT SIZE
Source: U.S. Census 2010 American Community Survey 1-Year Estimates

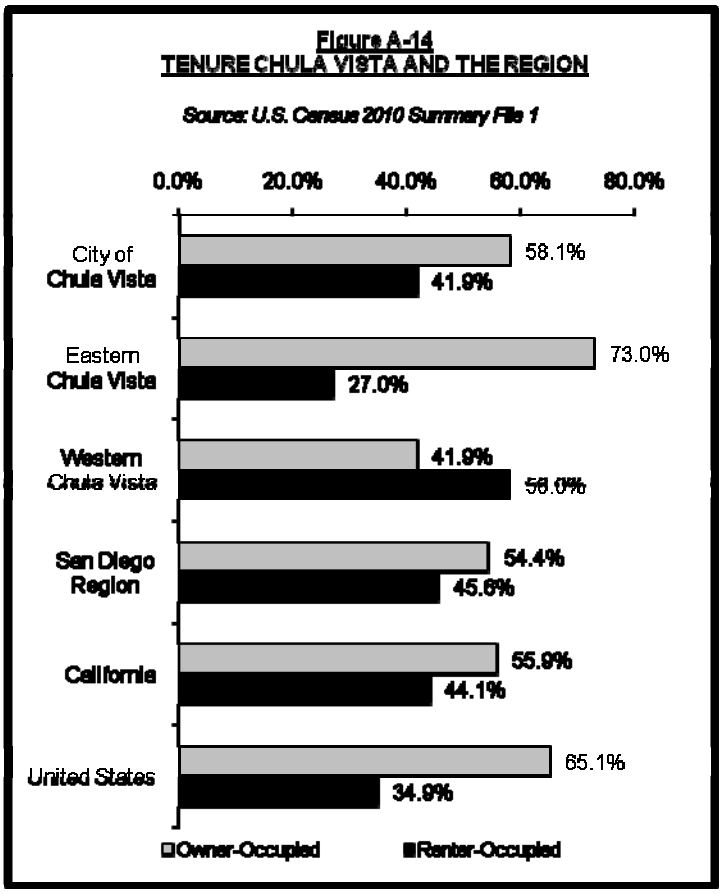


2.4.2 Tenure

The 2010 Census reported that 58 percent of housing units in Chula Vista were owner-occupied and 41 percent were renter-occupied. With the growth of single-family homes in the master planned communities of the Eastern portion of the City, Chula Vista has been experiencing an increase in home-ownership, however, has also experienced an increase in foreclosure rates during the last few years.

As shown in Figure A-14, the United States had a higher percentage of owner-occupied housing units than Chula Vista. 65 percent of America's housing units were owner-occupied. In comparison, both San Diego County and California, with a greater amount of land to develop, had a lower percentage of owner-occupied housing units than the City.

Figure A-14 also displays a great disparity between the supply of owner-and renter-occupied housing between the eastern and western portions of the City. While the City of Chula Vista retains an overall balance of renter- and owner-occupied housing in line with the San Diego region, the majority of the rental housing supply is contained in the western portion (58 percent) of the City, while owner occupied units in the east (73 percent) is very high.



As shown in Figure A-15a & b, approximately 90 percent of the owner-occupied housing units were single-family, detached and attached. In comparison, 42 percent of renter-occupied housing units were single-family, detached and attached. According to the 2010 Census approximately 55 percent of renter-occupied units were multi-family housing with more than 2 units in a building.

Figure A-15a
OWNER-OCCUPIED UNIT TYPE
Source: U.S. Census, 2010 American Community Survey 1-Year Estimates

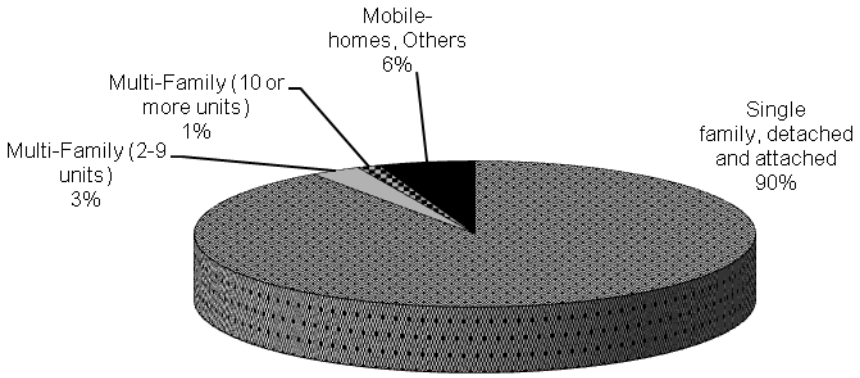
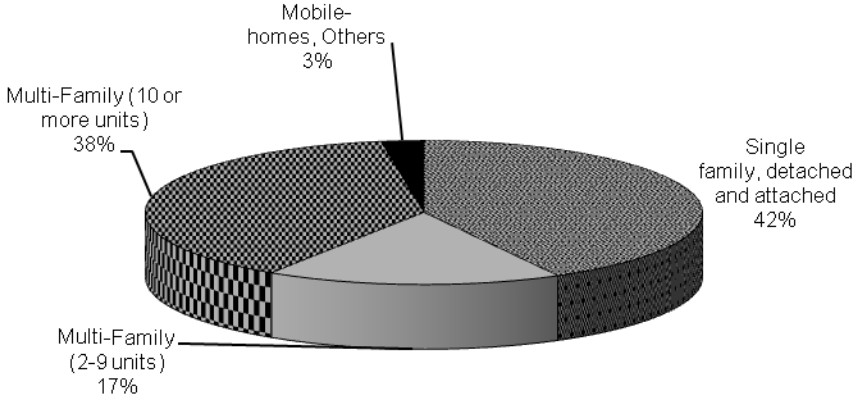


Figure A-15b
RENTER-OCCUPIED UNIT TYPE
Source: U.S. Census, 2010 American Community Survey 1-Year Estimates



2.4.3 Vacancy Rates

Vacancy rates are an indicator of supply and demand. Low vacancy rates suggest households may have trouble finding housing with an affordable monthly payment. A high number of vacant units indicate an over-supply of housing units. A four to six percent vacancy rate is considered "healthy". As indicated in Table A-11, of the 79,416 housing units in the City, 2010 U.S. Census data shows 4.9 percent were vacant in 2010. Of the total vacant units, 39 percent were for rent, 28 percent were for sale, and 20 percent were other vacant. Other vacant may be comprised of units that are rented or sold, but not occupied; seasonal, recreational, or occasional use; and other unspecified uses.

Table A-11
HOUSING INVENTORY BY TENURE
2010

Occupancy	Units	Percent
Total Occupied Housing Units	**75,515**	**95.1%**
For sale only	1,077	-
For rent	1,500	-
Other Vacant	764	-
Total Vacant Housing Units	**3,901**	**4.9%**
Total Housing Units	**79,416**	**100%**

Source: U.S. Census 2010 Summary File 1

2.4.4 Age of Housing Stock

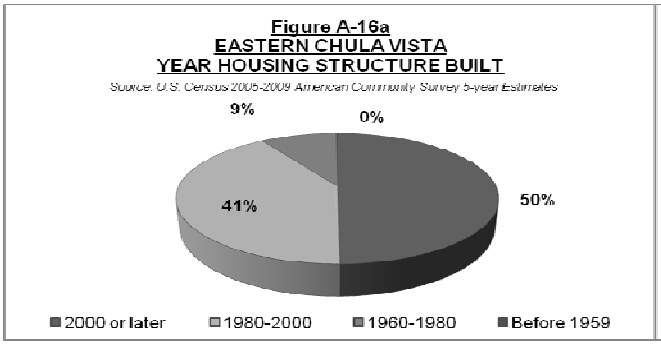
The age of housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repair. Housing over 50 years old is considered aged and more likely to generate major repairs. In Chula Vista, 15 percent of the City's housing units were built prior to 1960, approximately 47 percent of housing units were built prior to 1980, therefore, a majority (62 percent) of Chula Vista's housing is at least 30 years or older, and may be in need of repairs. In contrast, approximately 24 percent of Chula Vista's housing stock was built from 2000 to 2005 or later, mostly attributed to the growth of the master planned communities in the Eastern portion of the City.

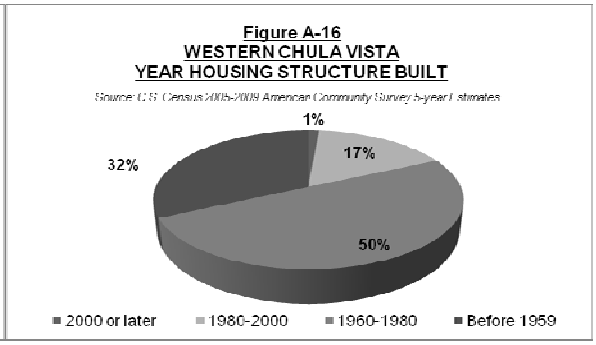
Table A-12
AGE OF HOUSING STOCK

Year Built	Units	Percent
2005 or Later	6,060	7.0%
2000 - 2004	14,913	17.3%
1990 - 1999	14,099	16.4%
1980 - 1989	10,684	12.4%
1970 - 1979	11,166	13.0%
1960 - 1969	16,463	19.1%
1950 - 1959	9,386	10.8%
1940 - 1949	1,944	2.3%
1939 or earlier	1,491	1.7%
Total	**86,206**	**100%**

Source: Census 2010 ACS 1 Year B25034

When comparing the Eastern and Western portions of the City, as depicted in Figure A-16a & A-16b, it can be seen that over 90 percent of the housing stock in Eastern Chula Vista was built recently (1980 to 2000 or later), while 68 percent of housing in the West was built before 1980. With the continued build out of the master planned communities in the east the current mix of housing age is even more pronounced. This statistic indicates that substantial rehabilitation or replacement of housing in the Western portion of the city may be needed in the next twenty-five (25) years.





2.4.5 Housing Conditions

Housing is considered substandard when it is below the minimum standard of living conditions defined in the Uniform Housing Code, Section 1001.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2010 1-year American Community Survey, 253 units in Chula Vista lacked complete plumbing facilities. Of those units 79 percent were owner-occupied and 21 percent were renter-occupied. Additionally, 174 units lacked complete kitchen facilities. Of those units, 71 percent were owner-occupied and 29 percent were renter-occupied. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

The City's Code Enforcement Division of the Development Services Department performs periodic inspections of all multi-family units. Since 2001, the City has employed a proactive multifamily rental housing inspection program for those properties with three or more units. Within eight years of initiating this program, staff was able to complete inspections of all properties within the program. During the first cycle of inspections, more serious living conditions were identified and abated. The City is currently in its second cycle of inspections. During the 2005-2010 Housing Element period, staff inspected 5,254 rental units within 1,000 complexes. Typical issues identified through this program are presence or functional smoke alarms and carbon monoxide detectors. More serious issues that arise involve raw sewage seepage. On average, four properties are identified a year that may involve health and welfare issues needing immediate abatement.

Currently, there are 31 mobile home parks in the City with approximately 3,500 spaces. The Development Services Department conducts inspections of the mobile home parks and mobilehomes for compliance with Title 25 Mobilehome Parks Act. The City is currently in the process of its second cycle of inspections. During the first cycle of inspections, more serious living conditions were identified and abated.

Inspection staff also responds to complaints of substandard conditions in the housing stock, including single-family homes. Due to limited staffing resources, the City does not employ a proactive inspection program for single family homes and neighborhoods and responds only to complaints filed. Staff provides rehabilitation and resolution for housing stock conditions through brochures and informational handouts during inspection.

A review of the Development Service Department's records shows that in 2012, the Department received and opened 520 residential code enforcement complaints. Of these complaints, five Notice of

Violations were issued for building on a lot line, dilapidated fence for a swimming pool, a bbq gas line without a permit, shipping containers in a driveway and water damage/odor issues. The Department opened 198 cases of building without a permit for residential units, with 18 notice of violations issued. Sixteen of these notices of violations were related to illegal units and room additions. While complaints received were numerous, approximately 3 percent of the complaints resulted in a Notice of Violation.

With the downturn of the economy and housing mortgage crisis, many households are looking at alternative housing choices. The City has seen an increase in the number of illegal conversion of housing, which may include conversion of garages into living space and the creation of rooming houses out of one and two-family homes without the appropriate building permits.

Chula Vista's greatest housing rehabilitation needs are primarily concentrated in the Western area of the City where 50 percent of the housing stock was built prior to 1959 and over fifty years old. The City can improve deteriorating housing conditions in this area by focusing its Single Family Housing Rehabilitation and its Multifamily Acquisition and Rehabilitation programs in the area to supplement and reinforce efforts of towards neighborhood revitalization.

2.4.6 Housing Costs & Rents

This section discusses the price of new and existing housing as well as average costs of rental housing in Chula Vista.

New and Resale Housing

The 2010 American Community Survey 1-Year estimates list the median value for all owner-occupied housing units in Chula Vista at $358,600. Data indicates that 6 percent of Chula Vista's owner-occupied housing units were worth under $100,000, 6 percent were valued between $100,000 to $199,999, 21 percent were valued between $200,000 and $299,999, and 67 percent were valued at $300,000 or above.

Table A-13
2010 VALUE FOR OWNER-OCCUPIED HOUSING UNITS

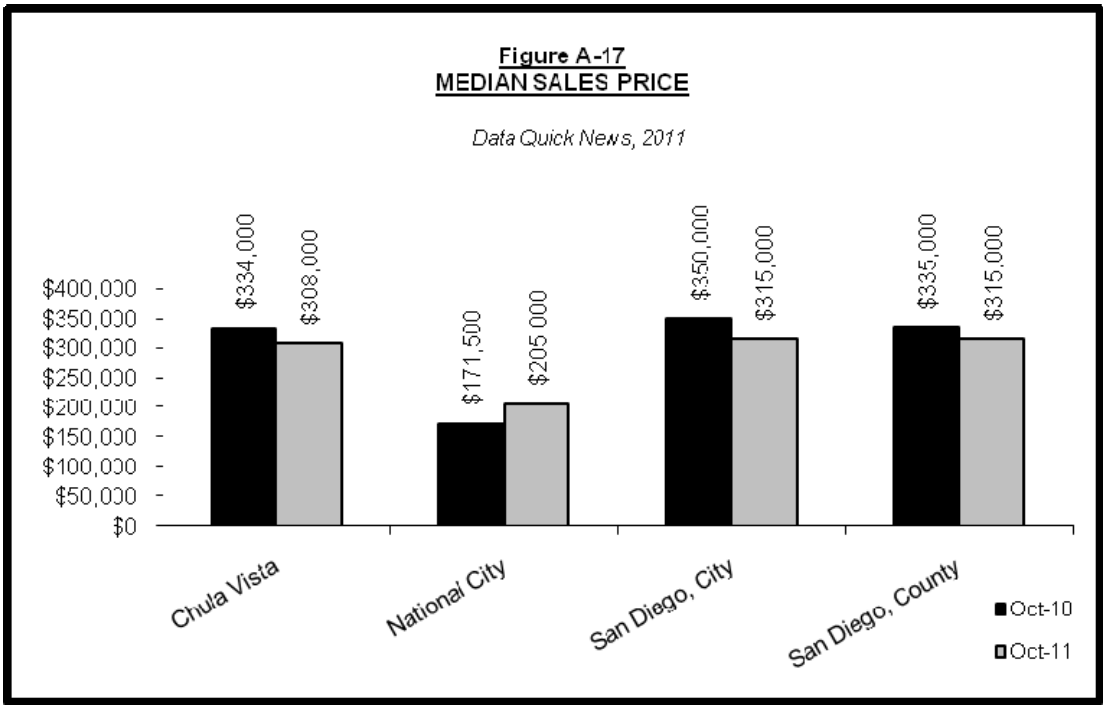
Price Range	Number of Units	Percent of Total
$49,999 or less	1,544	3.5%
$50,000 to $99,999	947	2.1%
$100,000 to $149,999	895	2.0%
$150,000 to $199,999	1,721	3.9%
$200,000 to $249,999	4,499	10.1%
$250,000 to $299,999	4,927	11.1%
$300,000 to $399,999	13,224	29.7%
$400,000 to $499,999	9,242	20.6%
$500,000 or more	7,573	17.0%
Total	**44,572**	**100%**

Source: U.S. Census 2010 American Community Survey 1-Year Estimates

Due to the rapid development in Eastern Chula Vista, it is difficult to analyze the average price of a new home. Therefore, the available supply of resale units in the City serves as the basis for the analysis of housing costs and its relationship to the ability to pay.

Figure A-17 shows the median price for resale housing in Chula Vista and surrounding cities. In October 2011, the median cost of resale housing in the City of Chula Vista was $308,000, which is slightly lower than the City of San Diego and the County as a whole. Data shows that resale housing prices have decreased by 8 percent in the City since October 2010. This decrease in price is generally

consistent with the price decrease for both the City (decrease of 10 percent) and County of San Diego (decrease of 6 percent), and reflects the downward trend in the housing market.



Foreclosures

Subprime mortgages– granted to borrowers with weak, or subprime, credit histories–played a major role in the over inflation of housing prices and increase in foreclosures in Chula Vista and the rest of the United States. This is due to the fact that initial "teaser" lending terms began to expire simultaneously as housing prices began to decrease, or readjust. While many homebuyers and speculators were able to make mortgage payments under initial loan terms, and banked on the continued appreciation of their homes to insulate them from future rate increases, many homeowners struggled to make their monthly housing payment when their mortgage payments doubled or tripled and the housing market slowed. As a result, many homeowners were unable to pay rising mortgage payments and were forced into the foreclosure process. This has flooded the market with homes for sale at or below market rate. Furthermore, lenders began adjusting their lending practices, making credit less available to those with blemished credit or little down payment. Due to the deflation of home prices and decline in available credit, the median home sale price dropped dramatically throughout the United States, as seen in Chula Vista (Figure A-17).

According to data provided by Data Quick News, the number of Notices of Default, (NOD) (the first step in the foreclosure process), in San Diego County fell by 14 percent from the third quarter of 2010 to the third quarter of 2011.

Table A-14
DEFAULT NOTICES
2010-2011

Area	2010, 3rd Quarter	2011, 3rd Quarter	Percent Change
San Diego County	5,869	5,048	-14.0%

Source: Data Quick News, 2011

The percentage of Chula Vista's housing units in foreclosure greatly exceeds those experienced by the San Diego region, California and the nation. Chula Vista was significantly hit by the housing crisis due to the availability of vacant residential land and housing growth experienced in the early 2000's. From 2000 to 2010, Chula Vista's housing inventory grew by 33 percent while San Diego's grew 12 percent (see Table A-10).

Figure A-18
Chula Vista vs. Regional Foreclosures
Source: Realty Trac, 2011

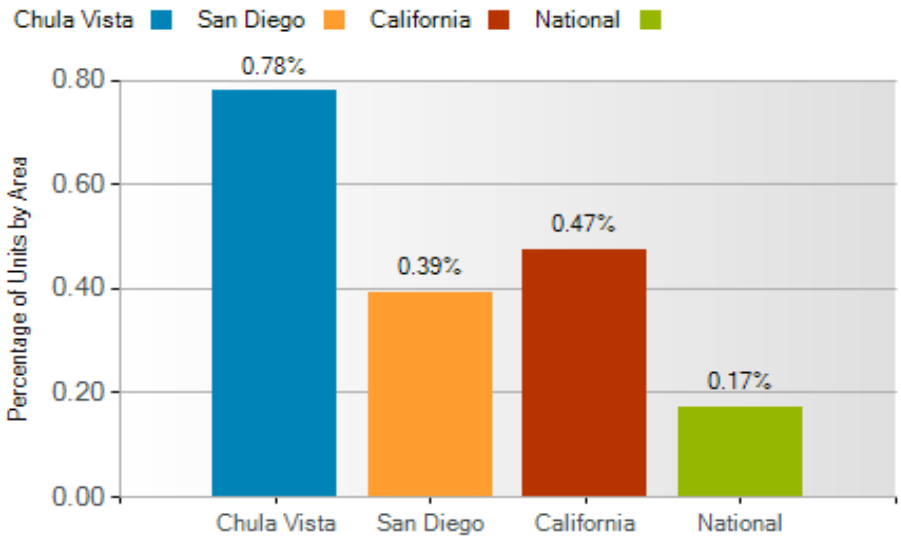
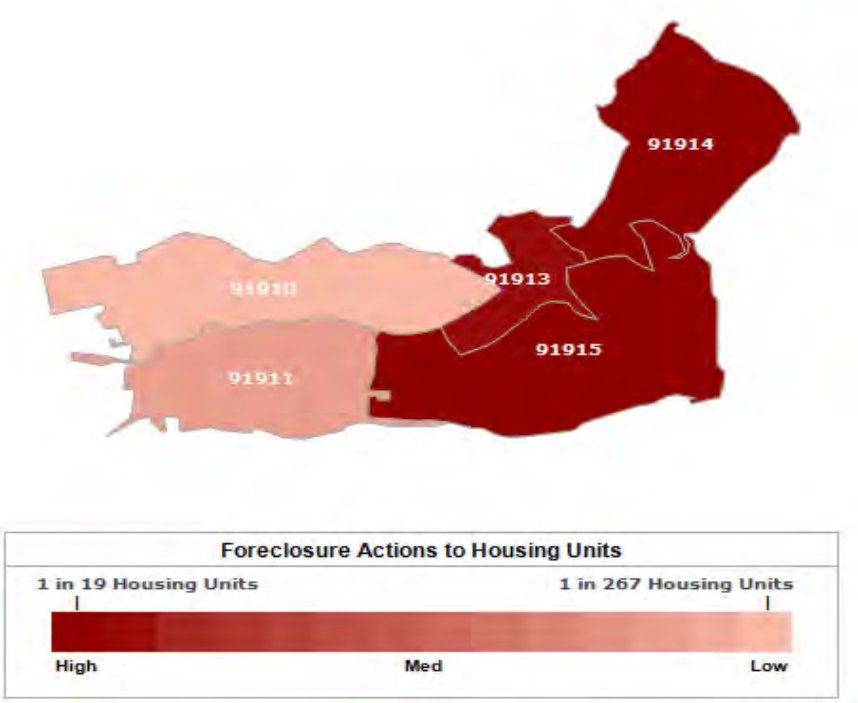


Figure A-19 illustrates foreclosures by zip codes in Chula Vista. Those areas in eastern Chula Vista experienced higher rates of foreclosure as this area saw significant growth in newly constructed housing during the early to mid 2000's According to Realty Trac, zip code 91911 had the highest number of foreclosed properties at 119, followed by zip code 91909 with 112 foreclosed properties for the month of November 2011.

Fig A-19
Foreclosures in Chula Vista by Zip Code
Source: Realty Trac, 2011



Rental Prices

According to the Fall 2011 Rental Rate Survey by the San Diego County Apartment Association, the average monthly rent for a studio apartment in Chula Vista was $661 down from $710 in the Spring of 2011 possibly indicating a decrease in demand for studio apartments. One- and two-bedroom apartments also experienced a slight decrease in average rent from Spring 2011 to Fall 2011 as indicated in Table A-14. The average monthly rent in Fall 2011 for a 1-bedroom unit was $892, 2-bedroom was $1222 and 3 or more bedroom unit was $1,563. In comparison, average monthly rents are generally lower in Chula Vista than San Diego County.

Table A-15
AVERAGE MONTHLY RENTS

Unit Type	City of Chula Vista		San Diego County	
	Fall 2011	Spring 2011	Fall 2011	Spring 2010
Studio	$661	$710	$899	$864
1-bedroom	$892	$950	$1,090	$1,057
2-bedrooms	$1,222	$1,251	$1,418	$1,338
3 or more bedrooms	$1,563	$1,543	$1,730	$1,657

Source: San Diego County Apartment Association, Fall 2011 Vacancy and Rental Rate Survey

Affordability Gap Analysis

The cost of home ownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Based on the 2011 HUD median income of $74,900 for San Diego County, Table A-15 identifies affordable rent payments and purchase prices for each income group. Affordable purchase price assumes a 10 percent down payment, a 7.5 percent interest rate, and 1.25 percent tax and homeowners insurance.

Table A-16
AFFORDABLE RENT AND PURCHASE PRICE
BY INCOME CATEGORY

Income Category	Annual Income[1]	Affordable Rent Payment[2]	Estimated Affordable Purchase Price[3]
Very Low-income	< 50% MFI[4]	< $1,024	< $118,167
Low-income	51% - 80% MFI	$1,025 - $1,638	$118,168 - $157,735
Moderate Income	81% -120% MFI	$1,639 - $2,247	$157,736 - $235,525
Above-moderate	>120% MFI	> $2,248	> $235-526

[1] Income limits established by State of California HCD.
[2] Based on 30% of income for family size of 4
[3] Assumes 10% down payment, and 7.5% interest rate, 1.25% tax and homeowners insurance
[4] MFI= Median family income
Source: HCD 2011

Rental Affordability

In 2011, affordable rents for the Very-Low income group coincide with the average rents for studio and one-bedroom apartments shown in Table A-14. Larger units fall in the low-, moderate-, -income groups. This data indicates lower-income families and large households have limited options in finding affordable housing.

Ownership Affordability

The median price of resale housing in Chula Vista, as shown in Figure A-17 and Table A-15, exceeds the affordability range for all income categories except above-moderate income households. This indicates that there is an affordability gap for ownership housing. Very low-, low-, and moderate income-households may have trouble finding affordable housing that they can afford to purchase.

2.5 Summary & Conclusion

This section summarizes the demographic characteristics of Chula Vista and how they relate to the supply and demand of the City's housing. The major findings of this analysis are as follows:

Population and Household Growth. Between 2000 and 2010, the City experienced a 40 percent increase in population. The numbers of households are growing just as fast as the population, with a 31 percent increase in the number of households from 2000 to 2010.

Age Distribution. 59 percent of the population was 21 to 64 years old in 2010, which is considered the prime buying age. It is expected that over the next twenty-five (25) years, the San Diego region will see an increase in the growth of age groups above 55. Specifically, the western portion of the City of Chula Vista is expected to see a higher increase in the 55-74 year old age group then the region and 65-74 year old age group is higher in the western portion of the City than the City as a whole.

Ethnicity. In 2010, the Hispanic population was the largest ethnic group in the City, representing 60 percent of the total population. The Hispanic population grew from 50 percent in 2000 to 60 percent in 2010. During, the same time period, the Asian population increased from 11 percent to 14 percent, while the White population declined from 32 percent to 21 percent from 2000 to 2010.

Income. Approximately 15 percent of owner-occupied households and 24 percent of renter-occupied households earned less than $50,000 per year in 2010, which falls in the very low-income category ($65,500 or below). Additionally, the median income for owner-occupied households was significantly higher ($84,851) than for renter-occupied households ($41,527). Western Chula Vista had a much higher percent (57 percent) of low-income households (earning $40,000 or less) than eastern Chula Vista (32 percent).

Tenure and unit size. The 2010 Census reported that 58 percent of the units in Chula Vista were owner-occupied and 42 percent were renter-occupied. A large amount of renters occupied studios, 1 and 2-bedroom units, compared to owners who generally occupied larger 3-4 bedroom units. In comparison, the United States had a higher percentage (65 percent) owner-occupied housing units

than Chula Vista. San Diego County and California both had a lower percentage of owner households than the City. However, in 2010 western Chula Vista reported a much higher (58 percent) renter-occupied rate and multiple family (55 percent) households than eastern Chula Vista (27 percent and 4 percent respectively).

Households. A rapid increase in household formation is evident with a 31 percent increase in the number of households from 2000 to 2010. Household size is also increasing. According to the 2010 Census, household size increased from 2.99 in 2000 to 3.21 in 2010. This larger household size indicates the needs for larger housing units.

Housing Affordability. Chula Vista had a median income slightly higher than the average for the County of San Diego. However, the growing number of households, increase in household size, and income disparity between renter-occupied households and owner-occupied households has provided further challenges to Chula Vista households seeking affordable housing options. Data indicates that lower-income families and large households have limited options in finding affordable rental housing. In addition, the median price of resale housing in Chula Vista exceeds the affordability range for all income categories except above-moderate income households. Very low-, low-, and moderate-income households may have trouble finding affordable housing that they can afford to purchase.

3.0 HOUSING NEEDS

This section provides an overview of existing housing needs in the City of Chula Vista. Housing need can be described in four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting in overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing need of "special needs groups" such as elderly persons, large households, female-headed households, disabled persons, homeless persons, and farm workers.

3.1 Households Overpaying for Housing

Overpayment is defined as households that pay more than 30 percent of their gross income on housing related expenses. This includes rents or mortgage payments, electricity, and gas. The high cost of housing eventually causes lower-income households to use a disproportionate percentage of their income for housing. This may result in financial problems, deferred maintenance, or inappropriately sized units that do not meet the needs of the household (i.e. overcrowding).

As shown in Table A-16, 53 percent of Chula Vista's households overpaid for housing in 2010. 63 percent of renter-occupied households overpaid for housing and 46 percent of owners overpaid.

Table A-17
OVERPAYMENT BY TENURE AND INCOME

Percent of Income	Owner-Occupied		Renter-Occupied		Total	
	House-holds	Percent	House-holds	Percent	House-holds	Percent
< 30%	23,956	53.7%	10,651	35.9%	34,607	46.3%
30 – 50%	*11,678*	*26.2%*	*8,804*	*28.9%*	*20,482*	*27.4%*
> 50%	*8,647*	*19.4%*	*10,278*	*33.8%*	*18,925*	*25.3%*
Not Computed	291	<.7%	416	1.4%	707	1.0%
Total	**44,572**	**100%**	**30,419**	**100%**	**74,721**	**100%**

Source: U.S. Census 2010 American Community Survey 1-Year Estimates

According to 2010 U.S Census American Community Survey 1-Year Estimates, over half (53 percent) of the total households in Chula Vista overpaid for housing. In general, more lower-income households tend to overpay than moderate to above-moderate income households. As shown in Table A-17, 67 percent of lower income households overpaid for housing in 2010. Approximately 79 percent of lower-income renters and 64 percent of lower-income owners overpaid.

Table A-18
HOUSEHOLDS OVERPAYING

Households	Owner-Occupied		Renter-Occupied		Total	
	House-holds	Percent	House-holds	Percent	House-holds	Percent
Total Households	43,660	100%	29,253	100%	72,913	100%
Total Households Overpaying	21,809	49.9%	18,519	63.3%	40,328	55.3%
LOWER INCOME HOUSEHOLDS						
Total Lower Income Households	18,454	100%	22,547	100%	41,001	56.2%
Lower Income Households Overpaying	11,861	64.3%	17,761	78.7%	29,622	40.6%

Source: U.S. Census 2008-2010 American Community Survey 3-Year Estimates

3.2 Overcrowding

As a result of rising housing prices, lower-income households are often forced to accept smaller housing units, which may result in overcrowding. Overcrowding is defined as households having an average of more than 1 person per room, with households considered to be severely overcrowded having more than 1.5 persons per room. Overcrowding puts a strain on public facilities and services, reduces the quality of the physical environment, and can eventually cause conditions that contribute to deterioration of the housing stock.

As shown in Table A-18, 8 percent of Chula Vista households were considered overcrowded in 2010. As is the case in housing overpayment, overcrowding was found in more renter households than owner households. Of the overcrowded households, an overwhelming majority (83 percent) are renter-occupied households.

Table A-19
OCCUPANTS PER ROOM BY TENURE

	Owner-Occupied		Renter-Occupied		Total	
Occupants per Room	Units	Percent	Units	Percent	Units	Percent
< 0.50	26,806	60.1%	12,329	40.5%	39,135	52.2
0.51 to 1.00	16,796	37.7%	13,334	43.8%	30,130	40.2%
1.01 to 1.50	*523*	*1.2%*	*3,866*	*12.7%*	*4,389*	*5.9%*
1.51 to 2.00	*400*	*0.9%*	*762*	*2.5%*	*1,162*	*1.5%*
> 2.01	*47*	*0.1%*	*128*	*0.5%*	*175*	*0.2%*
Total	44,572	100%	30,419	100%	74,991	100%

Source: U.S. Census 2010 American Community Survey 1-Year Estimates

3.3 2010-2020 Growth Needs

The State Department of Finance (DOF) is responsible for projecting the total statewide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the state's regions. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

The San Diego Association of Governments (SANDAG), the Council of Governments (COG) representing the region, in cooperation with the local jurisdictions, is tasked with the responsibility of allocating the region's projected new housing demand to each jurisdiction. The allocation is further divided into four income categories:

- Very Low-Income – 0% to 50% of the median income;
- Low-Income – 51% to 80% of the median income;
- Moderate-Income – 81% to 120% of the median income; and,
- Above Moderate-Income – more than 120% of the median income.

This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction.

A Regional Housing Needs Assessment (RHNA) prepared by SANDAG for the years of 2010-2020 identifies Chula Vista's housing production goals. The following table shows the City's housing goals for each income category, based on HUD's median family income (MFI) for San Diego County.

Table A-20
REGIONAL HOUSING NEEDS ASSESSMENT

Income Category	Percent of County Median Income	2011 Income Range ($)	Housing Goal	
Very Low-income	< 50%	< $40,950	3,209	34%
Low-income	51% - 80%	$40,951 - $65,500	2,439	24%
Moderate-Income	81% -120%	$65,501 - $89,900	2,257	24%
Above-Moderate	> 120%	> $89,901	4,956	18%
		Total RHNA goal:	12,861	100%

Notes: 2011 HUD4-person MFI for San Diego MSA: $**74,900**,

Source: SANDAG and Fiscal Year 20011 HUD Income Limits

3.4 Special Needs Groups

Certain segments of the population may have more trouble finding decent, affordable housing due to their special needs. This section identifies the needs of specific groups, including: elderly persons, large households, female-headed households, disabled persons, homeless persons, farmworkers, and students.

3.4.1 Elderly Persons

Elderly persons are defined as a special needs group because most are retired and have fixed incomes. As shown in Table A-20, 13,459 elderly householders reside in Chula Vista, which is 30 percent of the total households. Of the senior households, approximately 30 percent are renter and 70 percent are owners. Further, the U.S. Census 2010 American Community Survey 1-year Estimates revealed that approximately 7 percent of elderly householders over the age of 65 were under the poverty level in 2010. This data indicates a need for affordable senior rental housing, as well as rehabilitation and retrofitting programs for those owner-occupied senior households.

Table A-21
HOUSEHOLDERS BY TENURE BY AGE
2010

	Owner-Occupied		Renter-Occupied		Total	
Householder Age	Units	Percent	Units	Percent	Units	Percent
15-24 years	393	0.1%	2,042	6.5%	2,435	3.2%
25-34 years	4,685	10.9%	7,456	23.5%	12,141	16.1%
35-64 years	29,357	67.0%	18,123	57.3%	47,480	62.9%
65-74 years	4,908	11.4%	1,968	6.2%	6,876	9.1%
75 plus years	4,512	10.6%	2,071	6.5%	6,583	8.7%
Total	**43,855**	**100%**	**31,660**	**100%**	**75,515**	**100%**

Source: U.S. Census 2010 Summary File 1

Elderly persons often have additional restraints to housing in regards to location and choice of unit type. In terms of location, elderly persons often require access to medical facilities and public transit. Housing may need to be equipped with ramps, handrails, elevators, lower cabinets and counters to accommodate elderly persons with self-care limitations and go-outside-home disabilities and special security devices to allow for greater self-protection. Of Chula Vista's elderly population in 2010, 35 percent had a self-care disability or a go-outside-home disability.

Table A-22
ELDERLY PERSONS (65+) WITH DISABILITIES

Type of Disability	Persons	Percent of Elderly Population
Total disabilities for elderly persons	24,334	98.5%
Sensory, physical, or mental disability	15,649	63.4%
Self-care disability and Go-outside-home disability	8,685	35.2%
Total Elderly Persons (65+)	**24,702**	**100%**

Notes:
[1] Total Population = 243,916

Source: Census 2010 American Community Survey 1-Year Estimates

The primary housing concerns regarding the elderly persons living in the City of Chula Vista are summarized as follows:

- **Income** – The elderly population is generally on a fixed income;
- **Household Composition** – The elderly, especially women, often live alone;
- **Transportation** – The elderly population are more likely to utilize public transportation; and,
- **Health Care** – The elderly have a significantly greater need for health care.

3.4.2 Large Households

Large households are defined as having five or more persons within the same household. The 2010 Census reported 15,479 large households, representing 21 percent of total households in Chula Vista. Of these households, 59 percent were owner-occupied and 41 percent were renter-occupied. Census data shows the number of large households has increased from 17 percent in 2000 to 21 percent in 2010. The increasing number of large households requires more housing units of 3-or-more bedrooms. Finding larger units at an affordable price is a concern primarily for households with lower-incomes.

Table A-23
LARGE HOUSEHOLDS[1] BY TENURE

Type of Household	Owner-occupied		Renter-occupied		Total	
	Units	Percent	Units	Percent	Units	Percent
Large Households	9,170	20.9%	6,309	19.9%	15,479	20.5%
Total households	**43,855**	**100%**	**31,660**	**100%**	**75,515**	**100%**

Notes:
[1] Defined as 5 or more persons living in a single household.

Source: U.S. Census 2010 Summary File 1

3.4.3 Female-Headed Households

Female-headed households are a special needs group due to their low rate of homeownership. As shown in Table A-23, 5,185 or 7 percent of total households were female-headed with children under the age of 18. In addition, there were 3,757 female-headed households without children in the City of Chula Vista.

Table A-24
FEMALE-HEADED HOUSEHOLDS

Type of Female-headed Household	Number of Household	Percent of Female-headed Households	Percent of Total Households[1]
Female householder with no children	3,757	42.0%	5.0%
Female householder with children	5,185	58.0%	6.9%
Total Female-headed households	**8,942**	**100%**	**11.8%**

Notes:
[1] Total Households = 75,515, based on U.S. Census 2010 Summary File 1

Source: U.S. Census 2010 Summary File 1

3.4.4 Persons with Disabilities

Access and affordability are two major needs of persons with disabilities. Access is important for the physically disabled both within their homes and to/from the site. This often requires specially designed dwelling units. Additionally, there is also the desire to be located near public facilities and public transit.

Table A-24 shows the number of persons between the ages of 16 to 64 with disabilities in 2010. Persons with sensory, physical, or mental disabilities comprised 4 percent of the total population. Persons with self-care and go-outside-home disabilities represented 2 percent of the population.

Table A-25
PERSONS WITH DISABILITIES

Type of Disability	Persons	Percent of Total Population[1]
Sensory disability	2,873	0.8%
Physical disability	4,313	1.8%
Mental disability	3,319	1.4%
Self-care disability	1,367	0.6%
Go-outside-home disability	2,866	1.2%
Employment disability	0	0.0%

Notes:
[1] Total Population = 243,916, based on U.S. Census 2010

Source: U.S. Census 2010 American Community Survey 1-Year Estimates

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) selfdirection; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not collect or report statistics for developmental disabilities and no other source is known to have this data for Chula Vista. According to the San Diego Regional Center, as of their demographic information report dated February 2012, they serve approximately 2,960 residents with developmental disabilities through their South Bay satellite office located in National City, representing 15 percent of the total population they serve. Demographics from the San Diego Regional Center are not published at a jurisdictional level. The South Bay office serves Chula Vista residents, along with National City, Imperial Beach and San Ysidro residents. Most of these individuals were residing in a private home with their parent or guardian (76 percent) and 48.4 percent of

persons with developmental disabilities were under the age of 18. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

3.4.5 Homeless Population and Transitional Housing Needs

Since 2006, the San Diego Regional Task Force on the Homeless (RTFH) has conducted a point-in-time survey (PIT) to measure the City's homeless population, as well as to identify the needs of persons experiencing homelessness. The 2011 PIT found 441 homeless persons in the City of Chula Vista. The RTFH surveys those individuals living on the street, in shelters, jails, or detoxification facilities on a particular night. Demographic characteristics of the homeless population were generated through a more in-depth survey of a sample of unsheltered homeless persons, as well as data from the Homeless Management Information System project (HMIS), a data warehouse with unduplicated records of homeless clients served by the participating agencies in the region. Data from the PIT studies have limitations. Final results were not adjusted to account for homeless persons that were not located by the survey methodology (i.e., persons temporarily staying with friends or family); therefore, the total homeless population is understated by PIT counts.

The 2011 PIT survey identified individuals living on the street, emergency shelters, and transitional housing as homeless. Table A-25 shows the number of homeless individuals by their shelter status in the City of Chula Vista.

Table A-26
Homeless Persons by Shelter Status, PIT 2011

Location	Persons	Percent of Total
Street Homeless	234	53%
Emergency Shelter	36	8%
Transitional Housing	171	39%
Total	**441**	**100%**

Source: San Diego Regional Task Force on the Homeless, 2011 PIT Count.

More than half of homeless individuals were living on the street (53 percent), while almost half were sheltered–eight percent in emergency shelters and 39 percent in transitional housing.

As part of the PIT, data is also collected to describe certain subpopulation groups of the homeless that are unsheltered during the PIT. The survey data is not considered to be a complete representation of all unsheltered persons. The data, however, is considered significant enough to use such information as rough estimations of the number of unsheltered persons with similar characteristics. Table A-26 is indicative of the proportion of the entire group of homeless persons at a given point in time that can be described as fitting the subpopulation categories of Veterans, Severe Mental Illness, Chronic Substance Abuse, HIV/AIDs and Domestic Violence

Table A-27
Sub-populations of Unsheltered Homeless Persons, PIT 2011

Subpopulation	Percent of Total	Est. for Chula Vista
Persons with Severe Mental Illness	26%	61
Chronic Substance Abuse	46%	108
Chronic Homeless	30%	70
Victims of Domestic Violence	11.4%	27
Veterans	53%	40
Persons with HIV/AIDS	1.7%	4
Total Unsheltered Homeless in Chula Vista	**100%**	**234**

Source: San Diego Regional Task Force on the Homeless, 2011 PIT Count

Table A-27 identifies shelters for the homeless in the San Diego/South Bay region. The region provides 434 beds in a number of facilities with specialties varying from general homeless shelters, victims of domestic violence, substance abuse, and at-risk with disability. A total of 320 of these beds are located in the City of Chula Vista.

South Bay Community Services (SBCS) is the primary social service agency that provides homeless shelters within the City of Chula Vista. SBCS operates ten facilities in and around Chula Vista. The Ecumenical Council of San Diego County and MAAC Project operate other facilities in the area.

TABLE A-28
HOMELESS AND TRANSITIONAL HOUSING SAN DIEGO – SOUTH BAY

Agency	Program Name	Target Population	Special Needs	# of Beds	Location
Emergency Shelters					
Emergency Shelters offer a temporary overnight sleeping accommodation. The maximum stay varies depending on the program. Case management is sometimes available to clients.					
Ecumenical Council of SD County	ISN Rot'l Shelter South Bay (mid-October – March)	General Population	General Homeless	12	Regional
SBCS	Casa Nueva Vida I	Families w/children	General Homeless	54	Chula Vista
SBCS	Casa Seguras	Families w/children	General Homeless	45	Chula Vista
SBCS	La Nueva Aurora	Families w/children	Victims of Domestic Violence	3	Chula Vista
SBCS	Casa Nuestra Shelter	Homeless Youth	General Homeless	8	Chula Vista
Transitional Shelters					
Transitional Shelters offer housing, case management, and support services to return people to independent living, as soon as possible, often within 6 months, and usually not longer than 24 months.					
MAAC Project	Nostros	Adult Men	Substance Abuse	13	Chula Vista
M.I.T.E.	Options South Bay Women's Recovery Center	Women with Children	Substance Abuse	Out-patient	Chula Vista
SBCS	Casas de Transition	Families w/Children	General Homeless & Domestic Violence	73	Chula Vista

TABLE A-28
HOMELESS AND TRANSITIONAL HOUSING SAN DIEGO – SOUTH BAY

Agency	Program Name	Target Population	Special Needs	# of Beds	Location
SBCS	Casas	Families w/Children	General Homeless	7	Chula Vista
SBCS	Trolley Trestle	Youth & Parenting Youth	General Homeless	10	Chula Vista
SBCS	Casa Nuestra Shelter	Homeless Youth (12-17)	General Homeless	8	Chula Vista
SBCS	Casa Nueva Vida I	Families w/children	General Homeless	54	Chula Vista
SBCS	Casa Segura II	Families w/Children	Victims of Domestic Violence	45	Chula Vista
SBCS	Victorian Heights	Women w/Children	Victims of Domestic Violence	38	National City
Hotel/Motel Vouchers					
Voucher Programs shelter eligible families, disabled and elderly persons in participating motels throughout the County. Eligibility requirements vary from year-to-year; typically, the voucher programs require that clients present evidence that they are not able to stay in a traditional homeless shelter; and, they will be able to obtain permanent housing within a short time frame (3-4 weeks).					
SBCS	Hotel/Motel Vouchers	Families with Children, Elderly, and Disabled	General Homeless	N/A	Chula Vista
Permanent Supportive Housing					
Permanent Supportive Housing offers housing for persons with disabilities who need supportive services to maintain their living accommodations. Targeted disabilities are serious mental illness, chronic alcohol/or other drug abuse, and AIDS or related diseases. Persons with a severe chronic developmental disability may also be included.					
SBCS-SD Housing Commission	La Posada	Families with Children	HIV/AIDS	28	San Ysidro
SBCS-SD Housing Commission	La Posada- Shelter Plus	Families with Children	HIV/AIDS	36	San Ysidro

TABLE A-28
HOMELESS AND TRANSITIONAL HOUSING SAN DIEGO – SOUTH BAY

Agency	Program Name	Target Population	Special Needs	# of Beds	Location
Total Beds				434	

Source: Regional Task Force on the Homeless 2011

The number of beds available in Chula Vista is generally consistent with the number of homeless. However, majority of these beds serve targeted and special needs populations.

3.4.6 Farm Workers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal (migrant) agricultural labor. Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farm worker earned between $19,000 and $30,000 annually. This limited income is exacerbated by their tenuous and/or seasonal employment status.

The 2010 Census shows there were only 119 persons in the agriculture, forestry, fishing, hunting, and mining industry, making up less than 1 percent of Chula Vista's labor force (see Table A-2). Farm workers are considered a special needs group due to the seasonal nature of employment. The limited amount of agricultural land within the City of Chula Vista makes this group a very small minority.

3.4.7 Students

The Land Use and Transportation Elements of the General Plan define a University Study Area within the Otay Ranch community. Students are considered a special needs group because of their unique requirements for housing. University students are generally on a fixed-income and live in non-family households. The development of student housing will be an integral component of the development of the University Study Area.

3.5 Summary & Conclusion

This section of the Housing Element provides a summary of existing housing needs, future housing needs, and special needs groups. Table A-28 is a summary of the needs identified in this section.

Table A-29
Summary of Existing Housing Needs

2005-2010 Growth Needs		Special Needs Groups	
Very Low Income	3,209	Elderly Persons	24,702
Low Income	2,439	Large Households	15,479
Moderate Income	2,259	Disabled Persons w/ go-outside-home or self-care disability	4,233
Above-Moderate Income	4,956	Female Headed Households w/ Children	5,185
Total	12,861	Farm Workers	119
Overcrowding		**Overpaying Households**	
Renter	4,756	Renter	18,519
Owner	970	Owner	21,809
Total	5,726	Total	40,328

The major findings of this section are:

- Overpayment. Data shows that 53 percent of Chula Vista's households overpaid for housing in 2010, which increased from 38 percent in 2000. It is estimated that of the households overpaying, 46 percent are owner-occupied, and 63 percent are renter-occupied.
- Overcrowding. In Chula Vista 8 percent of households were considered overcrowded. Of the overcrowded households, 17 percent were owner-occupied, while 83 percent were renter-occupied.
- Elderly persons. There were 24,702 elderly persons, making up 10 percent of the total population of Chula Vista in 2010. Of the elderly population, 35 percent had a self-care disability or go-outside-home disability.
- Large households. The number of large households has increased from 17 percent in 2000 to 21 percent in 2010. The 2010 Census indicated that 59 percent were owner-occupied and 41 percent were renter-occupied.

4.0 AFFORDABLE HOUSING

Existing housing that receives governmental assistance or is generated through governmental policies is often a significant source of affordable housing in many communities. This section identifies the affordable housing in Chula Vista, evaluates the potential for conversion to market rate between 2013 and 2023, and analyzes the cost to preserve the units. Resources for preservation/replacement are described in Chapter 4, Housing Resources. Housing programs to address preservation of these units are described in Part II, Policy & Implementation Plan.

4.1 Inventory of Affordable Housing

There are 2,453 affordable rental housing units in the City of Chula Vista as of December 2011. During the 2005-2011 reporting period, the City permitted 628 units for lower and moderate income households, including 146 units serving very low-income households, 182 units serving low-income households, and 200 units serving moderate-income households. These include 305 rental units, 282 for sale units, and 41 senior units. An additional 13 units were acquired and rehabilitated to be restricted for occupancy and use by special needs, extremely low income households.

Table A-30
NEW CONSTRUCTION AFFORDABLE HOUSING
2005-2011

Period/ Description	Extremely Low	Very Low	Low	Moderate	Total
Rental	0	105	183	17	305
Los Vecinos		*33*	*8*	*1*	*42*
Landings I		*44*	*48*		*92*
Landings II		*28*	*113*	*2*	*143*
Rosina Vista			14	14	28
For-Sale	0	0	99	183	282
Sedona			*32*	*135*	*167*
Mar Brisa			*67*	*48*	*115*
Senior	0	41	0	0	41
Seniors on Broadway		*41*			*41*
TOTAL	0	146	282	200	628

Source: City of Chula Vista, 2011

Additionally, during the 2005-2011 period, the City assisted in the refinancing of two HUD Section 236 developments, Palomar Apartments (168 units) and Oxford Terrace Apartments (105 units). The refinancing of these apartments with multifamily housing revenue bonds extended the period of affordability for 55 years.

4.2 Assisted Units "At-Risk" Of Conversion

State Housing Element Law requires the analysis of government-assisted housing that is eligible to change from low-income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development. Government assisted housing might convert to market rate housing for a number of reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions.

As a requirement of State law, this section will address the following:

- An inventory of assisted housing units that are at-risk of converting to market rate housing.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.

4.2.1 Inventory of At-Risk Units

There are a total of 2,396 assisted housing units in the City of Chula Vista. Of those units 401 are "at-risk" to lose their affordability over the next 10 years. Units receive assistance thorough a number of programs, including: City Density Bonus program, Transitional Housing program, HUD Section 8/ Section 202 and 236, County Tax Exempt Financing, Low-Income Rental, Inclusionary Housing program, and Tax Exempt Financing.

Table A- 31
AFFORDABILITY TERMS OF AFFORDABLE HOUSING PROJECTS

Project	Address	Total Units	Program	Length of Affordability Controls	Earliest Conversion Date
Oxford Terrace Apartments	555 Oxford Street	105	MF Housing Revenue Bonds	55 years	2062
Palomar Apartments	171 Palomar Street	168	MF Housing Revenue Bonds	55 years	2063
Trolley Terrace	750 Ada St	17	HUD HOME	55 years	05/2054
Trolley Trestle	746 Ada St	10	HUD HOME/Redev Low-Income Rental	55 years	12/2055
Congregational Towers	288 F Street	184	HUD Section 236	40 years	2013 1993 (Prepay)
Silvercrest	636 Third Avenue	74	HUD Section 202	40 years	2015
Colorado	809 Colorado Ave	2	HUD NSP	55 years	2065
Glover	563-565-567 Glover	4	HUD NSP	55 years	2065
Casa Nueva Vida	31 Fourth Ave	12	Transitional Housing	30 years after Certificate of Occupancy (8/93)	8/2023
Transitional Housing	17 Fourth Ave	12	Transitional Housing	55 years after Certificate of Occupancy (11/94)	11/2059
Park Way West Senior Apartments	411-415 Parkway	13	City Density Bonus	25 years	10/2016
A Point of View	54 Woodlawn Avenue	6	City Density Bonus	25 years	07/2014
Oak Terrace Senior Apartments	423 Church Avenue	36	City Density Bonus	25 years	01/2012
Vista Point Apartments	1051 Broadway	6	City Density Bonus	25 years	07/2014
Brisa del Mar	1689 Broadway	106	Redev Low-Income Rental	55 years	09/2060
Los Vecinos	1501 Broadway	41	Redev Low-Income Rental	55 years	04/15/2064
Park Plaza Village Apartments	1246-56 Third Ave	28	Redev Low-Income Rental	30 years after Effective Date (6/91)	6/2021
Seniors on Broadway	845 Broadway	41	Redev Low-Income Rental	55 years	01/15/2063
St. Regis	1025 Broadway	119	Redev Low-Income Rental	52 years	06/2053

Table A- 31
AFFORDABILITY TERMS OF AFFORDABLE HOUSING PROJECTS

Project	Address	Total Units	Program	Length of Affordability Controls	Earliest Conversion Date
Eucalyptus Grove Apartments	67 East Flower St	43	Tax Exempt Financing	Term of Bonds (15 years-11/97)	11/2012
Antigua	South of Eastlake High School	130	Inclusionary Housing	For-Sale; No restrictions	Upon Resale
Cabo	Mount Miguel/ MacKenzie Creek	26	Inclusionary Housing	For-sale; No restrictions	Upon Resale
Sanibelle. W Jammer/ Montillo	North of H Street; Terra Nova	43	Inclusionary Housing	For-sale; No restrictions	Upon Resale
Sedona	MacKenzie Creek Road	32	Inclusionary Housing	For-sale; Recapture	Upon Resale
Mar Brisa	Procter Valley Road, south of Mt. Miguel	67	Inclusionary Housing	For-sale; Recapture	Upon Resale
Cordova Village Apartments	1280 East J Street	40	Inclusionary Housing	55 years after Effective Date (1997)	2052
Harvest Ridge Seniors	1325 E Palomar Street	91	Inclusionary Housing	55 years	2058
Landings I	2122 Burdock Way	91	Inclusionary Housing	55 years	10/01/2063
Landings II	1754 Curry Drive	141	Inclusionary Housing	55 years	07/14/2065
Lofgren Terrace	Miracosta Circle	200	Inclusionary Housing	Life of Project; Military Housing	Life of Project
Otay Ranch Village 6 (second dwelling units)	Village 6	12	Inclusionary Housing	No restrictions	No restrictions
Rancho Buena Vista Apartments	2155 Corte Viste	150	Inclusionary Housing	55 years	2060
Rolling Hills Garden Senior Apartments	2290 MacKenzie Creek Road	104	Inclusionary Housing	25 years	2024
Rosina Vista	1527 Rosina Vista Dr	28	Inclusionary Housing	20 years	2032
Sunrose	1325 Santa Rita Avenue	180	Inclusionary Housing	55 years	2058
Teresina Apartments	1250 Santa Cora Avenue	88	Inclusionary Housing	55 years	2055
Villa Serena Senior Apartments	1231 Medical Center Drive	132	Inclusionary Housing	52 years	2052
SBCS Transitional Housing – Domestic Violence	Concord Way/ Regency Way	2	Special Needs - Homeless	Life of Project	Life of Project
Veterans Home	700 East Naples Court	400	Special Needs- Multicare for Vets	Life of Project	Life of Project
		2,396			

Notes:
[1] Section 236 projects carry a 40-year mortgage with an option to prepay the remaining mortgage after 20 years and opt out of low-income use control. The earliest conversion date refers to when the prepayment option first becomes available.

Source: City of Chula Vista, 2011

The State requires jurisdictions to analyze all assisted units over a ten-year period, usually connected to the required implementation date for the Housing Element Update. During this housing cycle, the ten-year period is from 2013 through 2023.

As shown in Table A-32, 401 affordable units are at-risk of being converted into market rate housing over the next 10 years. At-risk units were developed under HUD Section 202 and 236, City Density Bonus program, and the City's Tax Exempt Financing program.

Table A-32
SUMMARY OF AT-RISK UNITS

Project	Units At Risk	Program	Length of Affordability Controls	Earliest Conversion Date
Congregational Towers	184	HUD Section 236	40 years	2013
Silvercrest	74	HUD Section 202	40 years	2015
Casa Nueva Vida	12	Transitional Housing	30 years after Certificate of Occupancy (8/93)	8/2023
Oak Terrace Senior Apartments	36	City Density Bonus	25 years	01/2012
Park Way West Senior Apartments	13	City Density Bonus	25 years	10/2016
A Point of View	6	City Density Bonus	25 years	07/2014
Vista Point Apartments	6	City Density Bonus	25 years	07/2014
Park Plaza Village Apartments	27	Redev Low-Income Rental	30 years after Effective Date (6/91)	6/2021
Eucalyptus Grove Apartments	43	Tax Exempt Financing	Term of Bonds (15 years-11/97)	11/2012
TOTAL	401			

Source: City of Chula Vista, 2011

Table A-33
UNITS "AT-RISK" OF CONVERSION
2013-2023

Development	Studios	1-Bdrm	2-Bdrms	3-Bdrms	Total Units
Congregational Towers	124	60			184
Silvercrest	18	56			74
Casa Nueva Vida		11	1		12
A Point of View		2	4		6
Oak Terrace Senior Apts		36			36
Park Way West Senior Apts		13			13
Vista Point		2	4		6
Park Plaza Village		6	12	9	27
Eucalyptus Grove			43		43
TOTAL	142	186	64	9	401 units

Source: City of Chula Vista, 2011

4.2.2 Preservation Strategies

The appropriate preservation options depend largely on the type of project at risk and the type of financing used to make the units affordable. Options to preserve units could involve providing financial incentives to the project owners to extend low-income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between affordable and market rate.

Local Rental Subsidy

An option for preserving the 401 units at-risk during the planning period is to provide a local rental subsidy to residents. This method would be utilized to retain the affordability of the units via the provision of assistance to residents when their affordable units convert to market rate. State or local rent subsidies can be utilized to maintain the affordability of these units. Such subsidies can be a in a form of a voucher or payment similar to the Section 8 program. To determine the need subsidy, Fair Market Rates were compared to "affordable rents", as defined by California Health and Safety Code Section 50053. Table A-34 provides an estimate of the required subsidy by unit type.

Table A-34
ESTIMATED MONTHLY SUBSIDY TO PRESERVE "AT-RISK" UNITS

Unit Size	FMR	Affordable Rent[1]	Difference	Number of Units	Monthly Subsidy	Annual Subsidy
Studio	$984	$796.95	$ 187.05	142	$26,561	$318,732
1-Bdrm	$1126	$910.80	$ 215.20	186	$40,027	$480,324
2-Bdrms	$1378	$1024.65	$353.35	64	$22,614	$271,368
3-Bdrms	$1960	$1138.50	$ 821.50	9	$7,394	$88,728
TOTAL				**401**	**$96,596**	**$1,159,152**
					55 year subsidy	**$63,753,360**

Notes:
1. Units are assumed as occupied by low income households with affordable rent calculated at 30% of income.

Source: HUD Income Limits and FMR, 2012

4.2.3 Replacement Cost Analysis

A general rule of thumb suggests that the cost of preserving existing units is more cost effective than replacing units through new construction. Replacement of these units with rehabilitated units may be cost effective in some instances.

Based upon information provided by the local development community, brokers and housing developers, replacement costs for multi-family units have been estimated. Construction cost estimates include all hard and soft cost associated with construction in addition to per unit land costs. The analysis assumes the replacement units are garden style apartments with parking provided on-site. Square footage has been estimated as the average unit size per the prevailing sales in the region. Land costs have been determined on a per unit basis. Table A-35 provides a summary of estimated replacement costs per unit.

Table A-35
REPLACEMENT COSTS BY UNIT TYPE[1]

Unit Size	Cost per Square Foot ($)	Avg Sq Ft/Unit	Replacement Cost per Unit[2]	Number of Units	Total Replacement Cost
Studio	$275	500	$137,500	142	$4,537,500
1-Bdrm	$275	700	$192,500	186	$35,805,000
2-Bdrms	$275	900	$247,500	64	$15,840,000
3-Bdrms	$275	1,100	$302,500	9	$2,722,500
				401	$58,905,000

Notes:
[1] Based on prevailing market conditions. Units assumed as garden apartments, with on-site parking.
[2] Includes construction costs, financing and land acquisition costs.

Source: Keyser Marston Associates, 2011

4.2.4 Resources for Preservation

A variety of federal, state, and local housing program exist to assist cities acquire, replace, or subsidize at-risk affordable housing units. In addition to financial resources, the preservation of at-risk housing requires administrative capacity of nonprofit organizations.

The following summarizes financial resources available to the City of Chula Vista.

Federal Programs

- CDBG – CDBG funds are awarded to cities on a formula basis for housing activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. On an annual basis, Chula Vista had a total of $1,813,799 is available in CDBG Funds for 2012.

- HOME Investment Partnership – HOME is a flexible grant program, which is awarded to the City on a formula basis for housing activities and takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or home ownership through acquisition, construction, reconstruction and/or rehabilitation of affordable housing. Tenant based rental assistance, property acquisition, site improvements, and other expenses relation to the provision of affordable housing and/or special needs housing may also qualify under the HOME program. The City of Chula Vista has approximately $877,482 is available for FY2010-11 through the HOME program

- Section 8 Rental Assistance Program – The Section 8 Rental Assistance Program provided rental assistance payment to owners of private market rate units on behalf of very low-income tenants. The City of Chula Vista participates in a consortium to provide assistance to renters based upon a subsidy that is the difference between the tenant's affordable portion and fair market rent. Section 8 rental assistance is provided through the San Diego County Housing Authority to approximately 2,942 households from Chula Vista were assisted in FY 2011-12. The average Housing Assistance Payment (HAP) for all Section 8 participants is $809.37. The estimated annual HAP payments for Chula Vista residents is approximately $28,574,000.

- Section 811/ 202 Program – Under the Section 202 program non-profit organizations and consumer cooperatives can receive no interest capital advances from HUD for the construction of very low-income rental housing for seniors and disabled persons. This can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

- HUD Low Income Housing Preservation and Residential Homeownership Act (LIHPRHA) – LIHPRHA was enacted in response to concern over the prepayment of Section 221(d)(3) and Section 236 assisted housing. Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restriction. HUD must guarantee an 8 percent return on the recalculated equity of the property, provided the rents necessary to yield this return fall within a specified federate cost limit. The cost limits are either 120 percent of the FMR, or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner must stay in the program or sell their property to a priority purchaser for a 12-month period, or purchasers for 15 months (a "voluntary" sale). The owner is required to document this choice in a Plan of Action. If HUD cannot guarantee an 8 percent return, the owner may prepay only after offering the sale to a priority purchasers for 12 months or other qualified buyers for 15 months (a "mandatory" sale). Projects that are preserved under this method are required to maintain affordability restriction for the remaining useful life of the project, generally 50 years.

State Programs

- California Housing Finance Agency (CHFA) Multiple Rental Housing Programs – The CHFA provides below rate financing to builders and developers of multi-family and elderly rental housing. Tax-exempt bonds provide below market mortgage money. Eligible activities include, new construction, rehabilitation, and acquisition of properties with 20-150 units.

- Low-Income Housing Tax Credit (LIHTC) – This program provides tax credits to individuals and corporation that invest in Low-Income rental housing. Tax credits are sold to those with high liability and proceeds are used to create housing. Eligible activities include, new construction, rehabilitation, and acquisition of properties.

- California Community Reinvestment Corporation (CCRC) – The California Community Reinvestment Corporation is a private, non-profit mortgage-banking consortium that provides long-term debt financing for affordable multi-family rental housing. Eligible activities include, new construction, rehabilitation, and acquisition of properties.

Administrative Resources

A variety of public and private sector organizations are available to assist with the provision of housing and housing-related services and play an important role in meeting the housing needs within Chula Vista. In particular, these agencies and organizations have been or are currently involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need in Chula Vista.

The San Diego County Housing Authority coordinates and administers Housing Choice Voucher Program rental assistance on behalf of the City of Santee. According to the Authority, approximately 344 households received assistance through the program as of September 2012.

Private entities can be for-profit and non-profit ventures. The following affordable housing developers have expressed interest in developing and/or preserving affordable housing in Chula Vista:

- Affirmed Housing Group
- Bridge Housing Corporation
- Chelsea Investment Corporation
- Community Housing Works
- Related California
- San Diego Community Land Trust
- San Diego Interfaith Housing Federation
- South Bay Community Services

- Wakeland Housing and Community Development Corporation

The City will continue to work with these and other qualified housing developers and service providers to create affordable housing through new construction, acquisition/rehabilitation, and preservation.

Addtionally, the State of California Housing and Community Development Department maintains a list of Qualified Entities who are interested in purchasing government-subsidized multifamily housing projects. The current list of Qualified Entities, HPD 00-01 *(Microsoft Excel)*, is periodically updated. For more information related to preservation of multifamily affordable housing housing stock, please visit the HCD's website at http://www.hcd.ca.gov/hpd/hrc/tech/presrv/.

4.3 Low- and Moderate-Income Housing in the Coastal Zone

Government Code Section 65588 requires Housing Element's to include the following:

- Number of new housing units approved from construction within the coastal zone since January 1982;
- Number of housing units for persons or families of Low- and Moderate-Income constructed within three miles of the coastal zone;
- Number of existing dwelling units occupied by Low- and Moderate-Income households that have been authorized for demolition or conversion since January 1982; and,
- Number of residential dwelling units for Low- and Moderate-Income households that have been required for replacement.

The City of Chula Vista has no residential housing units built within the Coastal Zone and, therefore, is not subject to the requirements of applicable sections of the Government Code.

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1.0 OVERVIEW: CONSTRAINTS TO THE PROVISION OF HOUSING

The provision of adequate and affordable housing is an important goal of the City. As a result, the City has proactively implemented a variety of programs, incentives, and development standards to encourage the development, maintenance, and improvement of affordable housing. Despite these policies to encourage the development of affordable housing, a variety of factors including environmental, market mechanisms, and government regulations influence and occasionally constrain the development of housing.

One of the most significant and difficult constraints to housing in Chula Vista and elsewhere in the San Diego region is the high cost of land.

Actual or potential constraints on the provision of housing and the cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints in Chula Vista are similar to those in other jurisdictions in the region and are discussed below. One of the most significant and difficult constraints to housing in Chula Vista and elsewhere in the San Diego region is the high cost of land.

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2.0 GOVERNMENT CONSTRAINTS

Governmental constraints can limit the operations of the public, private and nonprofit sectors making it difficult to meet the demand for affordable housing and limiting supply in the region. Governmental constraints are policies, development standards, requirements and actions imposed by the various levels of government upon land and housing ownership and development. These constraints may include land use controls, growth management measures, zoning and building codes, fees, processing and permit procedures, and site improvement costs.

2.1 Land Use Controls

Land use controls take a number of forms that affect the development of residential units. These controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), development fees and local growth management programs.

2.1.1 General Plan

Each city and county is required by California Law to create a General Plan, which establishes policy guidelines for development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. General Plan densities are expressed as dwelling units per acre. The Chula Vista General Plan identifies eleven residential land use designations, as shown in Table B-1.

Table B-1
GENERAL PLAN
RESIDENTIAL LAND USE DESIGNATIONS

Designation	Description	Acreage	Density Range
Low Residential	Single-family detached dwellings on large rural, estate type lots	6,972	0 to 3 units per acre
Low-Medium Residential	Single-family detached dwelling units on medium sized lots	8,200	3.1 to 6 units per acre
Medium Residential	Single-family detached homes on smaller lots, zero-lot-line homes, patio homes, and attached units, such as duplexes, townhomes, and mobile homes	1,201	6.1 to 11 units per acre
Medium High Residential	Multi-family units such as townhomes, garden apartments and mobile homes	734	11.1 to 18 units per acre
High Residential	Multi-family units such as apartments and condominium-type dwellings in multi-story buildings	417	18.1 to 27 units per acre
Urban Core Residential (UCSP)	Multi-family dwelling units in an urban environment	84	27.1 to 60 units per acre
Mixed-Use Residential (UCSP)[1]	Multi-family residential, retail shops, financial, business and personal services, restaurants, entertainment and office opportunities	727	27 to 40 units per acre
Mixed Use Transit Focus Area (UCSP)[1]	High intensity mixed residential, office and retail uses	122	27 to 40 units per acre
Eastern Urban Center	Medium-High to Urban Core residential, and a variety of integrated mixed use, commercial, cultural, public and office uses	240	27 to 40 units per acre
Resort	May include hotels, resort-oriented commercial services, restaurants and retail shops, cultural and recreational uses, conference centers and permanent residences	275	27 to 40 units per acre
Town Center		169	27 to 40 units per acre

Notes:
[1] Mix of uses is allowed as horizontal and vertical development that may result in developments dedicated to residential uses only.

Source: Chula Vista General Plan Land Use and Transportation Element

According to the General Plan's Land Use and Transportation Element, a total of 113,987 dwelling units are anticipated within the City's planning areas. The Department of Finance (DOF) reports that 73,115 units have been developed as of January 2005.

Depending on land costs, to make a housing project economically feasible, certain densities are required. The California Housing and Community Development Department has established affordability standards based on density as follows:

Very Low- and Low-Income: minimum of 30 units per acre
Moderate-Income: minimum of 11-30 units per acre
Above Moderate-Income: Up to 11 units per acre (Market rate housing)

2.1.2 Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote the public health, safety, and welfare of the people. Chula Vista's residential zoning designations, as shown in Table B-2, controls both the use and development standards of a specific site, and influences the housing to be developed.

Table B-2
RESIDENTIAL DEVELOPMENT STANDARDS

Classification	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Lot Coverage	Max. Height
Agriculture Zone[1]				
A-8	8 acres	300	---	2 ½ stories or 35 feet
A-X	As designated on Zoning Map, but not less than 8 acres			
Residential Estate Zone				
R-E 4A	4 acres	200	40%	2 ½ stories or 28 feet
R-E 2A	2 acres	200		
R-E 40,000	40,000	150		
R-E 20,000	20,000	100		
Single-Family Residential Zone				
R-1-15	15,000	85	40%	2 ½ stories or 28 feet
R-1-10	10,000	70		
R-1-7	7,000 6,000	60		
R-1-5	5,000	50		
One- and Two-Family Residential Zone				
R-2	7,000	60	50%[3]	2 ½ stories or 28 feet
R-2-T	3,500	---[2]		
R-2-X	7,000	60		
Exclusive Mobile Home				
MHP	By plan	By plan	By plan	By plan
Apartment Residential Zone				

Table B-2
RESIDENTIAL DEVELOPMENT STANDARDS

Classification	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Lot Coverage	Max. Height
R-3	7,000	65	50%	2 ½ stories or 28 feet[4]
R-3-M	7,000	65		
R-3-T	2,000	22		
R-3-G	7,000	65		
R-3-H	10,000	80	25%	No building can be less than 46' feet or 5-stories
R-3-L	7,000	65	50%	2 ½ stories or 28 feet[4]
Planned Community				
P-C	By plan	By plan	By plan	By plan
Specific Plan				
UCSP	N/A	N/A	By subdistrict	By subdistrict

Notes:
[1] To be consistent with the General Plan Update, the agriculture zone will be revised.
[2] Minimum lot width shall be 30 feet for all lots developed with single-car garages and 40 feet for lots developed with two-car garages.
[3] All building including accessory buildings and structures in the R-2 zones shall not cover more than 50 percent of the lot.
[4] A maximum of 45' may be approved by the Design Review Board.

The R-E (Residential Estate), R-1 (Single-Family), R-2 (One- and Two-Family), and R-3 (Apartment Residential) zones are the primary residential zones. Single-family uses are permitted by right in the R-E, R-1 and R-2 zones, while duplex and multi-family developments are permitted by right in the R-2 and R-3 zones. Table B-2 shows zoning standards for each zone designed for residential uses within Chula Vista.

The majority of residential development is required to be built no higher than 2 ½ stories or 28 feet with the exception of the MHP, P-C, and R-3-H zones. Within the R-3 zone, the Design Review Board can approve a maximum height of 45 feet or 3 ½ stories for multi-family residential development. Review by the Design Review Board ensures the development meets minimum design/architectural standards. The Design Review Board cannot deny the height increase based on land use issues, only design/architectural issues, and any denial would have to be based on requirements found in the Zoning Ordinance and on standards found in the Design Manual, which equally apply to all such developments. If the project is denied based on design/architectural standards, the developer has the right to redesign or appeal. This design review process does not control land use and no operational conditions may be attached to the project as part of the design review approval.

In addition, residential uses are conditionally allowed within the Administrative and Professional Office (CO) zone and only for a mixed-use project in the Central Commercial, (CC) zone. Table B-3 describes the type of residential uses that are conditionally allowed in the City.

Table B-3
CONDITIONAL RESIDENTIAL USES

Zone	Residential Uses Allowed	Conditions for Residential Uses
Administrative and Professional Office	R-3 (multiple-family) residential uses	Per R-3 regulations
Central Commercial	Mixed commercial-residential projects	CUP required *Permitted by right if Mixed-Use Residential General Plan Designation
Unclassified Use (any zone)	Senior Housing	CUP required
Village District (UCSP)	Senior Housing	CUP required
Urban Core District (UCSP)	Senior, Live/Work and Dwelling groups	CUP required
Corridor Districts (UCSP)	Senior Housing	CUP required
Eastlake Planned Communities	Mobile homes in RL/RE, RS, RP, RC/RM districts; Multiple units >3 in RP zone in EL III	Administrative review required
Otay Ranch Village Communities	SFD, attached in SF4 district; SFD detached in RM2 district	CUP required in Villages Six and Seven
Rolling Hills Ranch (Salt Creek Ranch) Community	SFD in MF 4B district,	CUP required

Source: City of Chula Vista

Each SPA has a statement addressing the General Plan's Housing Element, which includes identifying a variety of housing opportunities and meeting State requirements. In some SPAs, developers are required to enter into an agreement with the City to develop affordable housing.

The Urban Core Specific Plan (UCSP) was adopted in 2007. The UCSP demonstrates consistency with the General Plan by providing a mix of compatible uses to facilitate the creation of a range of housing opportunities and choices including commercial/residential mixed-use opportunities within an urban setting, which adds to the traditional residential neighborhoods in and around the urban core of the City.

2.1.3 Site Improvements

Site improvements required to develop specific sites will vary depending on the location and existing infrastructure. Possible improvements can include, but are not limited to upgraded sewer and water lines to accommodate increased density; right-of-way dedication of the development site for arterials that do not meet current level-of-service standards; and grading if there is excessive on-site slope. For new developments, all improvements would have to be installed prior to occupancy or in-lieu fees paid.

Additionally, the City of Chula Vista has established standard street cross-sections and a variety of other design standards related to public facilities, such as roadways and infrastructure facilities. As part of the standard development review process, the City adopted the Street Design Standards Policy in October of 1989. This policy provides specific guidance and minimum street standards for the development of site improvement as they relate to residential development. The standards established by the City are not seen as an impediment to development, as the standards are minimum requirements to ensure health and safety standards are met. The City does have more specific standards relative to the Master Planned Communities, which utilize the City's Subdivision Manual, in addition to design standards provided in the City's Street Design Standards Policy. Table B-4 shows residential street design standards as depicted in the Street Design Standards Policy and the City's Subdivision Manual. To date, no project applicant has indicated these standards impose constraints to development feasibility.

Table B-4
STREET DESIGN STANDARDS

Type of Street	Right-of-way	Curb to Curb	Minimum Design Speed	Maximum Grade	Design ADT
Residential Street	56 feet	36 feet	25 mph	15%	1,200
Residential Street (Non-contiguous Sidewalk)	62 feet	36 feet	25 mph	15%	1,200
Single Loaded Residential Street	50 feet	34 feet	25 mph	15%	1,200
Single Loaded Residential Street (Non-contiguous Sidewalk)	52 feet	34 feet	25 mph	15%	1,200

Notes
1. Minimum distance between centerline intersections shall be 150 feet.
2. Grade segments in excess of 12% shall not exceed 300 feet.
3. Minimum radius for cul-de-sacs with a maximum length for 500 feet may be 100 feet and a maximum central angle of 45 degrees subject to the approval of the City Engineer. The maximum tangent length between horizontal curves of radius 100 feet shall be 150 feet.
4. Average grade over any 1,000-foor segment shall not exceed 10%.
5. Portland cement concrete pavement shall be required for grades in excess of 12%.

Source: City of Chula Vista Subdivision Manual

2.1.4 Parking Requirements

Table B-5 summarizes the parking requirements that exist in the City. Parking requirements do not strain the development of housing directly. However, since parking in the City is required to be located on the same lot or property. These requirements may reduce the amount of available lot area of residential development. The Zoning Code allows off-site parking with an agreement between the property owner and developer, and shared parking provisions have been implemented with process improvements in 2010,

Table B-5
RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking Spaces	Comments
Single-Family, Duplex	Two spaces per dwelling units	Both spaces shall be within a garage with a minimum area of 400 sq. ft.
Townhomes	Two spaces per dwelling unit	Both spaces shall be in a garage or carport with a minimum area of 400 sq. ft.
Multi-Family	One and one-half spaces per unit for a studio or 1-bedroom, 2 per unit for 2-bedroom, and 2 per unit for 3-bedrooms or larger unit.	For every 10 spaces one may be compact. Visitor parking is included in the required parking spaces.
Mobilehome	Two spaces on each pad, 1/3 guest space per mobilehome located within 400 feet of the farthest unit.	At the community center one space for each five pads up to 50 pads and one space for each 10 pads thereafter.
Mixed-Use/Transit Focus Area	One space per dwelling unit + one space per ten guests	Can be located anywhere except in front of the building

Source: City of Chula Vista Municipal Code, Title 19 and USCP.

2.2 Growth Management

The following programs and plans have been adopted to guide future development of Chula Vista:

Growth Management Element: The Growth Management Element of the General Plan is designed to guide the demands for growth and development, revitalization and environmental protection to improve the quality for current and future residents of Chula Vista.

Growth Management Program: The Growth Management Program was adopted in 1991 as serves as the primary mechanism for the Growth Management Element of the General Plan. The program sets the foundation for carrying out City development policies by directing and coordinating future growth to ensure timely provision of public facilities and services. The program establishes thresholds for eleven areas affecting Chula Vista, including traffic, police, fire and emergency services, schools, libraries, parks and recreation, water, sewer, drainage, air quality, and economics.

Growth Management Ordinance: This ordinance was adopted in 1991 and codifies Growth Management intents, standards, requirements, and procedures related to the review and approval of development projects.

2.3 Density Bonus

State law allows a developer to increase the density of a residential development by at least 25 percent if provisions are made to allocate 20 percent of the units for low- and moderate-income housing. An additional incentive or financial equivalent (such as modified development standards or reduction/ wavier of application or development impact fees) is granted to all residential development meeting the 20 percent density bonus requirement for low- and moderate-income housing.

2.4 Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population and for special housing types to meet various needs.

2.4.1 Multi-Family Dwellings

Multiple-family housing makes up approximately 29 percent of the housing stock in Chula Vista according to the 2010 U.S. Census. The Zoning Ordinance provides for multi-family developments by right in the R-2 and R-3 zones. Multiple family are allowed by conditional use permit within the Administrative and Professional Office (CO) zone and only for a mixed-use project in the Central Commercial, (CC) zone.

2.4.1 Manufactured Homes and Mobilehomes

Manufactured homes and mobile homes are permitted in all residential districts, exclusive mobilehome park zone, and mobile home parks. Manufactured homes may be located in any residential district where a single-family dwelling is permitted and are subject to the same restrictions, provided that the manufactured home receives a certificate of compatibility as part of the zoning approval.

2.4.2 Accessory Second Dwelling Units

In response to state mandate, an accessory second dwelling unit ordinance was originally adopted in 2003 to allow accessory dwelling units in A, R-E, R-1 and P-C zones designated for single family residential development. In 2007, the ordinance was amended to modify a variety of development standards such as unit size. Accessory Second Dwelling Units are a potential source of affordable housing. These units are self-contained housing units that are secondary to primary single-family residential dwellings on the same lot. It is the City's intent to allow Accessory Second Dwelling Units as a source providing a range of affordable housing through a ministerial process provided certain conditions are met.

2.4.3 Senior Housing

Housing development for seniors may be allowed in any zone, as an Unclassified Use, (19.54.020(P)) except R-1, R-2, C-V, C-T and industrial zones. Since elderly persons require different dwelling characteristics, developments for seniors require a conditional use permit. Additionally, the Planning Commission and City Council can make exceptions to development standards for senior developments, such as parking, density, and setbacks pursuant to CVMC 19.58.390.

2.4.4 Convalescent Hospitals, Rest Homes, and Nursing Homes

Convalescent hospitals, rest homes, and nursing homes (for the aged, crippled, or mentally disabled of all ages) may be considered for location in any zone, as Unclassified Uses, subject to a Conditional Use Permit. The purpose of this review is to determine that the characteristics of these uses are not incompatible with the type of uses permitted in surrounding areas.

Specific site requirements for convalescent hospitals and nursing homes include location criteria and parking standards. Specifically, section 19.58.110 of the Municipal Code, requires convalescent hospitals to be located on a collector or thoroughfare one a minimum parcel of one acre in any residential zone. Requirements for nursing homes include approval and license from proper agencies concerning health and safety and an off-street loading area, in addition to specific requirements in an unenclosed incinerator is provided. The City of Chula Vista regulates parking standard by designated use. One space for every three beds is required for both a convalescent hospital and nursing home.

Further, the following findings must be made for homes for mentally disabled children:

- The size of the parcel shall provide adequate light and air in proportion to the number of residents;
- The location of windows and open play areas shall be situated as to not adversely impact adjoining uses, and;
- Spacing between facilities shall not affect that character of the surrounding neighborhood.

The City of Chula Vista does have a set of particular conditions or use restrictions for adding to facilities with greater than six persons. Facilities with six or fewer residents do not require a business license or a discretionary permit.

2.4.5 Residential Care Facilities

The Lanterman Developmental Disabilities Services Act and Community Care Facilities Act state that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes. Therefore, such facilities are allowed by right in all residential zones and are not subject to a use permit, building standards, or regulations not otherwise required of single-family homes in the same zone. A program to specifically update the Zoning Code to allow residential care facilities for seven or more persons in residential zones with a conditional use permit and imposing a 300 foot spacing requirement between residential care facilities and parking requirements for employees and per number of beds is included in Part II of the Housing Element.

2.4.7 Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those who have difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, lifting or carrying), or has difficulty with certain social functions. Persons, who are unable to perform one or more activities, use assistive devices for mobility or who needs assistance from others to perform basic daily tasks is considered to have a severe disability.

In Chula Vista, the following categories of disabilities occur within the following populations:

- Sensory Disability
- Physical Disability
- Mental Disability
- Self-care Disability
- Outside Home Disability
- Employment Disability

As shown in Table B-6, the City of Chula Vista has a resident capacity of 796 persons in care facilities. There are four adult care facilities and the Veteran's Home provides housing options for senior veterans.

Table B-6
CITY OF CHULA VISTA
CARE FACILITIES

Facility Type	Number of Facilities	Resident Capacity
Adult Facilities		
Adult Day Care	4	396
Adult Residential (Veteran's Home-Military & Veterans)	1	400
TOTAL	5	796

Source: City of Chula Vista Consolidated Plan, 2010-2015.

Reasonable Accommodation Procedures

The City of Chula Vista, as a matter of federal and state law, complies with the requirements of the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide for reasonable accommodation in the zoning code and other land use regulations when accommodations provide for equal opportunity for access to dwelling units. The City does not require special building codes or burdensome project review to construct, improve, or convert housing for persons with disabilities. Per Chula Vista Municipal Code Chapter 1.50, persons with disabilities can make an application requesting reasonable accommodations in the application of zoning, land use, or building laws, rules, policies and

procedures of the City to allow for equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing.

The City of Chula Vista currently has an application procedure for unreasonable hardship exceptions for accessibility issues through Application Form 4607. The application provides a formalized process for the granting of exceptions from the requirements of State of California Title 24 accessibility. The application is available at the public counter and via the City's website.

Parking Standards for facilities for persons with disabilities may be waived provided the need for reduced or modified standards can be justified, based on Title 24. Modifications to these standards include new construction and remodel of existing residential development.

The City of Chula Vista defines "Family" as "an individual, or two or more persons, related by blood, marriage of adoption, or a group included unrelated individuals bearing the generic character of and living together as a relatively permanent bona fide housekeeping unit sharing such needs as cooking facilities" (CVMC 19.04.092). Therefore, the occupancy standards for unrelated individuals residing in the same unit are not considered differently than related individuals.

There is no established standard for the location requirements of facilities tailored for persons with disabilities. The Municipal Code states that facilities shall be sited in a manner that does not negatively impact the character of a neighborhood. The City of Chula Vista believes this general requirement does not have a demonstrable negative impact on the development or cost of providing facilities for the disabled.

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. The Plan Review and Inspection Sections of the Development Services Department conduct thorough reviews of all new construction projects to confirm the work meets the appropriate State of California accessibility standards. In the case of residential construction, there are very few accessibility requirements for single-family dwellings and the requirements for multi-family structures only apply when the building is newly constructed. However, the City does have a program to encourage the implementation of enhanced accessibility features in residential construction. The City has adopted a program to conduct comprehensive field investigations in response to inquiries about the potential lack of accessibility features that should have been included during original construction. A formal enforcement process is in place to insure any detected violations are corrected in a timely manner.

2.4.8 Farm Employee Housing

The City does have land within a designated agricultural zone. Additionally, agricultural uses are permitted by right within the Public/Quasi Public (P-Q) zone and crop and tree farming is allowed within the Residential-Estate (R-E) zone. As an urbanized community, very little land within the City of Chula Vista has been used for agricultural uses.

The 2010 Census shows there were only 119 persons in the agriculture, forestry, fishing, hunting, and mining industry, making up less than 1 percent of Chula Vista's labor force (see Table A-2). Given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability. Included within Part II of the Housing Element is a program to specifically update the City's Zoning Ordinance, 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.

2.4.9 Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. While Chula Vista's Zoning Ordinance does not explicitly address Single Room Occupancy uses, they would be treated the same as motels and hotels, which are permitted in the C-T (Commercial Thoroughfare) and conditionally permitted in the I (Industrial) zones. Hotels and timeshares are also permitted within Urban Core Districts 1, 2, 4, 5, 7, 9, 10, 12, 13, 15, 16, 17, 18, and 19 and Corridor Districts 1, 3 and 4 and conditionally permitted in Village Districts 2, 3, and 4. A program has been added to the Housing Element to revise the Zoning Ordinance to explicitly specify SROs as a conditionally permitted use within these zones, accommodating SROs both as new development and adaptive reuse of existing structures. The city will ensure zoning standards facilitate the provision of SROs, with conditions of approval limited to ensuring compatibility, focusing on the SRO use and not the users of the facility.

2.4.10 Transitional and Supportive Housing and Emergency Shelters

State Housing Law requires that cities identify sites that are adequately zoned for the placement of homeless shelters and transitional housing. Additionally, they must not unduly discourage or deter these uses. Currently, the City would classify a homeless shelter as a facility that provides supportive services and housing needs, including emergency shelter, transitional housing, social services, mental health services and general health services.

California Health and Safety Code (Section 50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including single-family homes, and multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines “supportive housing” as housing with no limit on length of stay, that is occupied by the low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. Supportive housing usually includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Currently, transitional housing facilities and supportive housing are not included in the Chula Vista Zoning Code. Historically, the City has treated transitional and supportive housing as an "unclassified" use similar to convalescent homes, rest homes, nursing homes, and senior housing in the Chula Vista Zoning Ordinance, which allows such uses in any zone subject to a conditional use permit.

The City will amend its Zoning Code, within one year of adoption of the Housing Element, to define transitional and supportive housing. For transitional or supportive housing facilities that operate as regular housing developments, such uses may be permitted where housing is otherwise permitted. For transitional or supportive housing facilities that operate similar to group quarters, such facilities will be permitted similar to large residential care facilities. Potential conditions for approval of large residential care facilities (for more than six persons) as transitional or supportive housing may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. Emergency shelters are intended to provide temporary overnight accommodations with a limitation on stay. Case management is sometimes offered.

The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. Chula Vista's share of the regional unsheltered homeless population is estimated to be 234 individuals.

Historically, the City has treated emergency shelters for the homeless as an "unclassified" use similar to convalescent homes, rest homes, nursing homes, and senior housing in the Chula Vista Zoning Ordinance, which allows such use in any zone subject to a conditional use permit. Another similar use to emergency shelters are large residential care facilities (7 or more persons) which are also allowed within all land use districts within the Urban Core Specific plan (UCSP) by conditional use permit. However, the Zoning Ordinance does not specifically address the provision of year-round shelters pursuant to State law.

The Zoning Ordinance does allow for the development of homeless shelters on church facilities to aid in the provision of homeless facilities. Specifically, Chula Vista Municipal Code (CVMC) Section 19.58.110 establishes provisions for the development of temporary homeless shelters as an accessory to church use.

Services for the homeless are conditionally permitted uses on CPF (Community Purpose Facility) designated land in planned communities (CVMC §19.48.025.C.3). Accordingly, the City requires 1.39 acres of net usable land (including setbacks) to be designated for a CPF site per 1,000 population in any

new master planned community. Many CPF sites have already been established and developed with uses, such as churches. There are currently 34.4 acres of land within eastern Chula Vista designated as CPF and vacant. These properties would potentially be available for emergency shelters for the homeless but would require a conditional use permit. As sectional planning area (SPA) plan(s) and planned community district regulations for new planned communities are developed and adopted, CPF sites will continue to be designated per CVMC §19.48.025.C.3. There are still four planning areas, with a total residential capacity of over 7,500 units, remaining within eastern Chula Vista to adopt its SPA. The City will look at revising this section to allow for homeless shelter services by right rather than a conditional use permit.

Included within Part II of the Housing Element are programs to specifically update the City's Zoning Ordinance, within one year of adoption of the Housing Element, to identify zone(s) where emergency shelters are a permitted use, without a CUP or any discretionary permit requirements and to define transitional and supportive housing within the zoning ordinance. More specifically, the City will amend its Zoning Code within one year of adoption of the Housing Element to explicitly address emergency shelters. The City will examine and establish objective development and management standards such as:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based on demonstrated need.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City has identified the General Industrial (I-G) and Research and Limited Industrial (I-R) zones within the Bayfront Local Coastal Plan ("Bayfront Specific Plan") as appropriate zones to permit homeless shelters by right, without discretionary review. While designated as industrial zones, permitted uses are more commercial, administrative and office use in nature due to the location of the properties along Chula Vista's bayfront and the protection of local coastal resources. With the exception of United Technologies (formerly Goodrich Aerostructures), properties zoned I-G and I-R within the Bayfront Local Coastal Plan consist of 7 acres of vacant properties and 46 acres of developed and underused multitenant commercial and office buildings. Recently in 2012, the City and the California Coastal Commission approved the Bayfront Master Plan that will transform Chula Vista's 556 acres of underused industrial bayfront into a thriving residential, employment and resort destination on San Diego Bay.

More specifically, properties zoned I-G and I-R are located along Chula Vista's along major transportation corridors (I-5 freeway and the San Diego Trolley Blue Line- the most heavily used trolley line in San Diego) and the Bayshore Bike Way and provides direct access to appropriate services. Approximately 53

acres in the Bayrfont are designated as I-R and I-G. The average size of parcels under the I-G designation is 4 acres and 5 acres for I-R parcels. Properties designated I-G along Bay Boulevard, south of I Street and north of Palomar Street have the most realistic potential for adaptation for reuse as emergency housing offering overnight accommodations for the 234 unsheltered persons in Chula Vista. These properties are currently developed with older and underutilized multitenant office and commercial buildings totaling 30 acres. These areas are within 2,000 to 3,000 feet from the City's two major transportation hubs at the H Street Trolley and Palomar Street Trolley stops, Both trolley areas are surrounded by commercial centers offering local grocery stores and other major retail uses. Those properties just north of Palomar Street are also within 3,000 feet of the County of San Diego's Health and Human Services South Bay office, offering public health services and other social services. The South County Career Center is directly located within the properties themselves. These sites offer adequate capacity for at least one emergency shelter, as required by State law and provide a realistic opportunity for such uses.

2.5 Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. They also have the potential to increase the cost of housing construction or maintenance.

Building Codes: The City of Chula Vista has adopted the 2010 edition of the California Building Code, which establishes certain construction standards for all residential buildings. These codes are designed to protect the public health, safety, and welfare of Chula Vista's residents. Code enforcement in the City is performed on a complaint basis through the Code Enforcement Section of the Development Services Department. The City has made local amendments to the California Building Code, as contained in Chapter 15.08 of the City's Municipal Code for the purpose of further defining administrative procedures and addressing health and safety concerns. No local amendments are perceived as creating a demonstrable constraint to housing development.

Americans with Disabilities Act: The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws that are intended to assist in providing safe and accessible housing. The City of Chula Vista has the authority to enforce laws and regulations (California Code of Regulations (CCR) Title 24) when evaluating construction projects. Compliance with these codes may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes.

Uniform Housing Code: The Uniform Housing Code provides complete requirements affecting conservation and rehabilitation of housing. It is compatible with the Uniform Building Code.

Implementation of the requirements contained in the Uniform Housing Code may influence the feasibility of conservation and rehabilitation efforts of existing housing units in the City.

2.6 Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate public services. However, often times, these fees are often passed down to renters and homeowners in the rent/purchase price of the unit and therefore, affect the affordability of housing.

Table B-7 summarizes the findings of the development fees for the City of Chula Vista and three other cities in San Diego County.

Table B-7
DEVELOPMENT FEES[1]

Type of Fee	Chula Vista	El Cajon	Carlsbad	San Diego, City
Planning				
General Plan Amendment	$20,000[2*]	$2,900	$5,125	$8,000[2]
Rezone Application	$2,000[2*]	$2,800	$5,535	$8,000[2]
Design Review w/ Public Hearing	$11,000[2*]	----	----	----
Specific Plan	$20,000[2*]	$3,300	$29,220[8]	$8,000[2]
Conditional Use Permit w/ Public Hearing	$11,000[2*]	$3,500	$2,020	$5,000[2]
Variance w/ Public Hearing	$9,000[2*]	$750	$2,355	$2,000[2]
Environmental				
Initial Study	$15,000[2*]	$400	$790 + $1,440	----
EIR Processing	$20,000[2*]	$10,000	$16,700[8]	----
Engineering and Subdivision				
Tentative Tract Map	$13,000[2*]	$3,700 + $70/ lot	$13,705	$5,000[2]
Final Tract Map	$16,000[2]	$4,500[5]	$6,225 + $5/ac	$3,000[2]
Grading Plan Check	$8,000[2]	$1,000	$4,865	$6,900[2]
Grading Permit	$10,000[3]	----	$2,765	$6,900[2]
Improvement Plan Check	$10,000[4]	$1,000[6]	$31,980	$17,400[2]
Improvement Inspection	$14,000[2]	$3.5% of est. cost[7]	$19,030	$17,400[2]
Other Fees[9]	----	----	----	----
School Fees[9]				
Chula Vista Elementary School	$2.29/sf or $4,580 for 2,000 sf home[*]			

Table B-7
DEVELOPMENT FEES[1]

Type of Fee	Chula Vista	El Cajon	Carlsbad	San Diego, City
District				
Sweetwater Union High School District	$1.79/sf or $3,580 for 2,000 sf home			

Notes:
[1] Based on 50 lots on 10 acres, 100,000cy-grading quantity, $1,500,000 total improvement costs.
[2] Deposit based fee. Additional fees may be charged if project costs exceed the initial deposit.
[3] Full cost recovery. $14,000 grading inspection
[4] included with final map deposit
[5] $4,500 for 1st slots + $145 each additional lot > 5
[6] minimum $1,000 or 6.5% of 1st $50K + 4% of value between $100K and $250K + 1% of value > $250K
[7] of construction with a minimum of $500
[8] Base fee + fully burdened hourly
[9] Other fees vary considerably by jurisdiction and are not included in this analysis

Sources: Cities of El Cajon, Carlsbad and San Diego
Building Industry Association of San Diego County, *2005-2006 Fee Survey.*
*City of Chula Vista 2011 Master Fee Schedule

An evaluation of fees indicated that the City of Chula Vista charges development fees comparable to the surrounding jurisdictions. Many of Chula Vista's development fees require an initial deposit. Any additional fees over the deposit may then be charged to the applicant.

Table B-8 below summarizes the fee estimates for a typical single-family unit and a typical small multi-family development.

Table B-8
Fee Estimate for Single- and Multi-Family Housing (2012)

Fee	Single-Family (Detached Unit – West)	Single-Family (Detached Unit – East)	Multi-Family (11-Unit Condos with Garages)
Habitable Area	1,690 sq. ft.	3,500 sq. ft	16,666 sq. ft.
Total Valuation	$ 230,135.00	$ 478,635.00	$ 2,353,943.26
Building Plan Check Fees	1,542.43	1,874.61	444.7
Building Permit Fees	1,562.59	2,054.78	4,620.92
Electrical Permit Fees	-	-	-
Plumbing Permit Fees	-	-	-
Mechanical Permit Fees	111.19	111.19	-
SMIP(Strong Motion Instrumentation Program) Fee	23.01	47.86	235.39
CBSC SB 143 Admin Fee	1.00	2.00	9.50

Table B-8
Fee Estimate for Single- and Multi-Family Housing (2012)

Fee	Single-Family (Detached Unit – West)	Single-Family (Detached Unit – East)	Multi-Family (11-Unit Condos with Garages)
CBSC SB 143 Admin Fund	9.00	18.00	85.50
Sewer Capacity Charge & Admin	-	3,523.00	28,738.50
Traffic Signal Fee	-	334.50	2,943.6
Residential Construction Tax	1000.00	525.00	4,150.00
Planning Acct	340.90	447.44	550.37
Engineering Acct	419.75	550.92	677.65
Fire Prevention Acct	799.62	799.62	1,069.96
DIF Transportation	-	12,480.00	10,9824.00
DIF Public Facilities	-	9,510.00	98,912.00
DIF Sewer	-	-	10,972.50
Total City Fees	5,809.49	32,278.92	263,234.59
School Impact Fees	6,016.40	12,460.00	59,330.96
Total City & School District Fees	12,704.69	46,558.92	331,231.87
Per Unit Fee	12,704.69	46,558.92	30,111.99
% of Fees/Value	6%	10%	14%

Source: City of Chula Vista, 2012.

Overall, planning and development impact fees in the City represent 8-13 percent of the overall value. The City has waived and deferred impact fees for affordable housing projects and will review the appropriateness of reducing, waiving, and/or deferring impact and/or processing fees for units affordable to very low and low income households, including senior housing, and apartment units, and housing for special needs groups, including agricultural employees, emergency /transitional housing, and housing for persons with disabilities, to make the development of such units more financially feasible.

2.7 Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. The City of Chula Vista's development process is designed to accommodate applicants.

In 2009, the Development Services Department launched a comprehensive review of the City's development review process to determine improvements that could streamline processes, make them more predictable by increased transparency, improve public access and reduce processing costs. The

Department worked with an Oversight Committee comprised of developers, business owners, community organizations, engineers, architects, and contractors to develop process improvement recommendations.

The City implemented the improvements, which include modifications to the administrative procedures for planning entitlements including changes to the development permit intake process; delegating permit decision levels; consolidating hearings for projects with multiple permits; streamlining the appeal process; modifying regulations to parking regulations; reducing review authority redundancies between the Planning Commission and the Chula Vista Redevelopment Corporation; and improving public participation.

Additionally, amendments were made to various sections of the Chula Vista Municipal Code related to development review administration procedures; parking regulations, non conforming uses/structures; administrative procedures for the subdivision of land; and a new comprehensive citywide approach for public participation.

Three levels of decision-making bodies govern the review process in Chula Vista: the City Council, Planning Commission, and Design Review Board. Smaller, less complex projects do not require a public hearing and may be approved through the Zoning Administrator.

The R-E (Residential Estate), R-1 (Single-Family), R-2 (One- and Two-Family), and R-3 (Apartment Residential) zones are the primary residential zones in the City of Chula Vista. Single-family uses are permitted by right in the R-E, R-1 and R-2 zones, while duplex and multi-family developments are permitted by right in the R-2 and R-3 zones.

Multi-family and/or mixed-use developments are allowed in the Administrative and Professional Office and Central Commercial zones. The Planning Commission or the Zoning Administrator may grant a conditional use permit if these decision makers find evidence that meets the following under Section 19.14.080 of the Municipal Code:

- That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community;
- That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- That the proposed use will comply with the regulations and conditions specified in Section 19.14.080 of the Municipal Code for such use;
- That the granting of a conditional use will not adversely affect the general plan of the City or the adopted plan of any governmental agency;

- That the proposed conditional use, if located in the coastal zone, is consistent with the certified local coastal program and is consistent with the intent of the zoning district.

Mixed commercial-residential projects may be allowed in the C-C zone either by right or upon the issuance of a conditional use permit depending upon the land use designation of the Chula Vista General Plan. Any mixed commercial-residential project shall be subject to the following additional standards and guidelines:

- The commercial and residential components shall be planned and implemented together;
- Mixed use projects shall be developed to be internally compatible between the different land uses, and may include restrictions on commercial uses and/or business hours in order to avoid conflicts with residential uses. Mixed use projects shall comply with the performance standards set forth in Chapters 19.66 (Performance Standards) and 19.68 (Performance Standards and Noise Control) CVMC;
- The maximum allowable residential density shall be governed by the provisions of the R-3 zone based on the total project area, less any area devoted exclusively to commercial use, including commercial parking and circulation areas. The approved density may be significantly less than the maximum allowable density depending on site-specific factors, including the density and relationship of surrounding residential areas, if any;
- Parking, access and circulation shall be largely independent for the commercial and residential components of the project. Each use component shall provide off-street parking in accordance with City standards, as provided in Chapter 19.62 CVMC;
- The residential component shall at a minimum meet the private and common usable open space requirements of the R-3 H zone. For residential developments with studio and/or one-bedroom units (only), the usable open space or courtyards in commercial areas which are fully accessible to residents may be used by the residents and counted towards the open space requirements; however, open space intended for use by the residents shall not be accessible to the commercial area;
- Front yard setbacks may be reduced from the minimum standard provided in CVMC 19.36.060 to allow storefronts along street frontages to maintain a pedestrian orientation at the street level and/or reduce effects on adjacent residential uses. The reduction in front yard setback will be determined through evaluation of the site design and approved by the decision making body for the permit;

- Side and rear yard setbacks shall be a minimum of 10 feet and may be increased to provide a sensitive transition where adjacent to single-family residential neighborhoods. The increase in side and/or rear yard setback will be determined through evaluation of the site design and approved by the decision making body for the permit. Where such yard is contiguous and parallel with an alley, one-half the width of such alley shall be assumed to be a portion of such yard;

- Additional design standards may be required to mitigate adjacency issues, and may include:

  1. A six-foot-high solid or decorative metal fence may be required pursuant to CVMC 19.58.150 and 19.58.360, as may be applicable. If the fence is solid, it shall have design treatment and be articulated every six to eight feet to avoid presenting a blank wall to the street or adjacent property.

  2. All exterior lighting shall focus internally and shall be kept within the property lines to decrease the light pollution onto the neighboring properties.

  3. Screening and/or buffers shall be required to obscure features such as dumpsters, rear entrances, utility and maintenance structures and loading facilities.

  4. Building orientation and design shall be cognizant of adjacent low-density uses, i.e., balconies shall step back a minimum of 10 feet to avoid overlooking rear yards of adjacent residential uses.

Additionally caretaker units are conditionally allowed within the Research Industrial, Limited Industrial, General Industrial, and Public/ Quasi Public zones.

All new or redesigned multi-family development is subject to the design review process, either as a public hearing or through an administrative process (with no public hearing). Section 19.14.582 describes the responsibilities of the Design Review Board as follows:

"The responsibility of the Design Review Board shall be limited to the review of site plans, landscaping, and the exterior design of buildings, for consistency with City-approved design guidelines. In reviewing a residential project, the DRB shall consider the costs/benefits of any recommended improvement as reported by the applicant."

Before a project appears before the Design Review Board, the applicant has been apprised of all on- and off-site improvements and conditions, which will be listed in the resolution of approval. The Design

Review Board bases its objective decision on the documents available to them such as the Zoning Ordinance, Design Manual or Sectional Area Planning (SPA) Plans, and approved Specific Plans, where appropriate. The Design Review Board does not consider land use as part of its review. Therefore, findings are not required to allow multi-family projects in multi-family zones.

Table B-9
LOCAL DEVELOPMENT PROCESSING TIME LIMITS
CITY OF CHULA VISTA

Item	Approximate Length of Time from Submittal to Public Hearing
Minor Cases (without a Public Hearing)	
Conditional Use Permit	3-4 months
Minor Variance	2-3 months
Design Review	4-5 months
Major Cases	
Conditional Use Permit	4-5 months
Design Review	6 months
Subdivisions	8 months
Variance	3-4 months
Rezone Application	12 months
Precise Plans	10-11 months

Source: City of Chula Vista, Development Services Department 2011.

As shown in Table B-8, processing times vary considerably depending on the complexity of the project. Other more complex projects, like subdivisions, rezoning applications, and other discretionary projects necessitate a higher level of review and thus have a longer processing timeline. Single-family homes and tenant improvements are reviewed by a ministerial process.

2.8 Environmental and Infrastructure Constraints

Due to Chula Vista's natural resources, sensitive habitats and coastal location, there are areas within the City that may be exposed to a variety of environmental hazards and resources which constrain development. Additionally, with many lands east of I-805 vacant and undeveloped and proposed increased densities in the older western Chula Vista, providing adequate levels of service for the infrastructure needs of the community can pose a challenge.

2.8.1 Environmental Constraints

The City of Chula Vista has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in Chula Vista.

Seismic Hazards: No known Alquist-Priolo Earthquake Fault Zones, or active faults traverse Chula Vista, traces of the potentially active La Nacion fault zone cross the City in a generally north-south direction through the central portion of the City. The nearest active fault is located 14 miles northwest of the City. Seismic activity within the region can cause strong ground motion, seismically-induced liquefaction, ground surface rupture, landslides, and seismically induced settlement.

Flooding: The floodplains of the Sweetwater and Otay Rivers and several of their tributaries have the potential to flood during a 100-year storm. Portions of the City are also subject to flood inundation in the event of failure of the Sweetwater, Upper Otay, or Savage (Lower Otay) dams. The potential for significant wave damage (i.e. tsunamis) is considered low due to the City's relatively protected part of the San Diego Bay.

Fire Hazards: A large portion of the City of Chula Vista is located within a High and Very High hazard area for wildfires. Implementing appropriate techniques, consistent with the Chula Vista MSCP Subarea Plan and the City's UWIC can reduce such hazards.

Hazardous Materials and Waste: Hazardous materials are used, transported, produced, and stored for a variety of purposes in Chula Vista. Federal, state, and county agencies closely regulate hazardous materials to protect health and the environment. In addition, the City uses zoning regulations, environmental review of proposed projects in accordance with the California Environmental Quality Act, and the issuance of business licenses to regulate facilities that use, store, and handle hazardous materials and waste.

Contaminated sites are also identified as an environmental hazard. The majority of the known and potentially contaminated sites in Chula Vista are located in older industrial and commercial areas west of Interstate 805 and along Main Street east of Interstate 805.

Noise: Residential land uses are considered the most sensitive to loud noise. In Chula Vista the most prevalent source of noise is from the transportation system, including the freeways, the San Diego Trolley, and freight service.

Environmental constraints have been reviewed as part of the Multiple Species Conservation Program (MSCP). The development sites within master planned communities within eastern Chula Vista have been determined by the MSCP as developable. Those areas with environmental constraints have been designated as Open Space.

Development in Western Chula Vista, specifically within the Urban Core Specific Plan has been evaluated for potential environmental constraints. Through the Urban Core Specific Plan's Environmental Impact Report, all potential environmentally sensitive sites have been identified, mapped and the specific actions to mitigate these sites are a component to the Environmental Impact Report's Mitigation Program. No site may be developed without prior clearance from local, state, and/or federal agencies and specific mitigations completed. These constraints were a factor in evaluating future development potential of infill and vacant sites, as discussed in Appendix C of this document.

2.8.2 Infrastructure Constraints

Chula Vista strives to maintain existing infrastructure and meet future demands. Challenges posed by new development include extending service to unserved areas, keeping pace with construction, and adjusting for changes in designated density. Challenges posed by density increases in older parts of the City include repairing existing deficiencies and maintaining and possible upsizing older infrastructure.

Water: The majority of the region's water supply must be imported in order to meet demands. Chula Vista has historically received the majority of its water supply from the San Diego Water Authority (CWA). The CWA generally imports from 75 to 95 percent of its water from the Metropolitan Water District (MWD) of Southern California. Imported water comes from the Colorado River and the State Water Project. Chula Vista's primary water agencies are the Otay Water District and the Sweetwater Authority. A third water agency, the California American Water Company, also provides water to a small portion of Chula Vista. The Sweetwater Authority provides water service to the western Chula Vista area. Future demand for capital improvements are addressed by the Sweetwater Authority and paid through its development impact fee structure. Based upon this analysis, future water demands can be met through existing and planned water facilities to accommodate the City's regional housing need of 12,861 units.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. The City 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 to coordinate with the District to ensure affordable housing developments receive priority water service provision.

Sewer: The City maintains and operates sewer facilities that feed into a larger regional City of San Diego Metropolitan Sewage System for treatment and disposal. Chula Vista currently operates and maintains approximately 400 miles of sewer pipelines. In addition the City must also address system upgrades and expansion to accommodate new sewer connections, especially in the Eastern Chula Vista. The City has purchased 19.8 million gallons per day of capacity rights from the Metropolitan Sewage System. This capacity is sufficient to accommodate existing housing and the City's share of the regional housing need for 12,861 housing units. To evaluate future demand beyond the Housing Element's planning period the City is currently working on acquiring additional treatment capacity to meet future demands, based on 2030 estimates.

Drainage: Chula Vista is part of the San Diego watershed area. The City maintains a system of storm water pipelines, box culverts, lined and natural channels, and water detention facilities. Current facilities have adequate capacity for projected short and mid-term development, although drainage infrastructure may need to be constructed or modified to meet the San Diego watershed area's National Pollutant Discharge Elimination System (NPDES) permit requirements. Long-term build-out includes major development in the eastern portion of the City that will add significant amounts of storm water to the existing system.

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3.0 NON-GOVERNMENT CONSTRAINTS

A number of private sector factors contribute to the cost of housing. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing. The following is a discussion of the primary factors that impact affordable housing development.

3.1 Economy

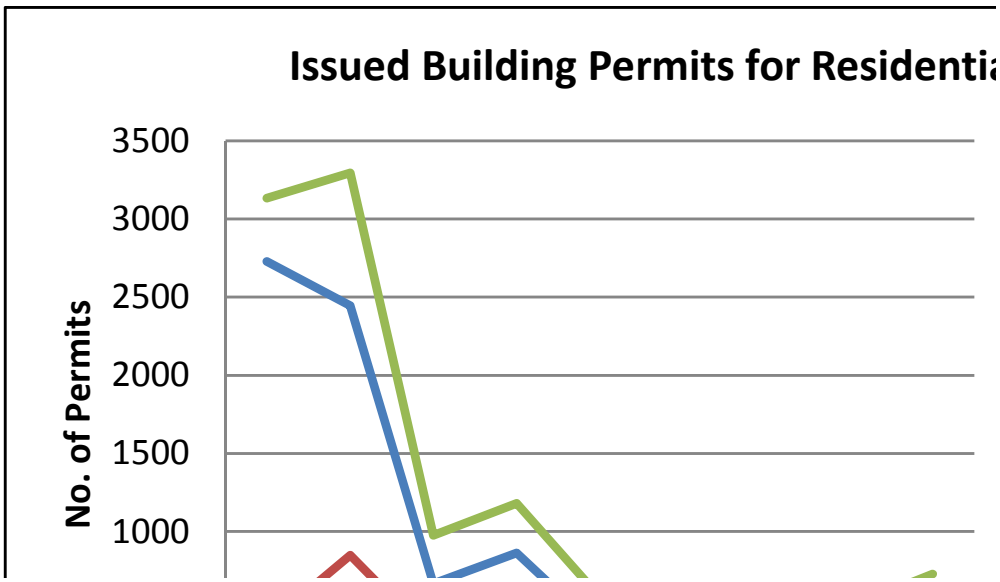
Overall economic conditions in the last five years have had a tremendous impact on the housing construction industry. California's housing market peaked in the summer of 2005 with a dramatic increase in the State's housing supply coupled with low interest rates. The period between 2007 and 2009, however, reflects a time of significant change.

By December 2007, according to the U.S. National Bureau of Economic Research, the US was in a recession. The emergence of Sub-Prime mortgage loan losses in 2007 began the crisis and exposed other risky loans and over-inflated asset prices. The financial crisis is linked to declining underwriting standards and risky lending practices by financial institutions and the growing trend of securitization of real estate mortgages. With loan losses mounting and the fall of major financial institutions, the lending market collapsed and home prices decreased and continue to fall.

Double-digit decreases in median sale prices were recorded throughout the State. These relatively lower home prices initially allowed for an increase homes sold due to greater affordability. However, as a result of the home mortgage industry collapse, more stringent loan underwriting was put in place, with lenders closely scrutinize household income, credit history, and the overall risk of the loan. While interest rates have not climbed dramatically, the supply of available housing has risen, and sales prices have decreased, the limited access to home financing and available credit has reduced the pool of buyers able to purchase a home, particularly lower income buyers. Furthermore, the lack of credit not only affects home buyers and homeowners but also developers and rental property owners who want to improve their properties.

Under these current economic times, with high unemployment rates and increasing foreclosures, has made even greater the need for affordable housing. Despite the need, the tightening of capital for construction and permanent financing and available credit has made it difficult for home builders to get construction loans, would-be buyers are struggling to obtain mortgages, and home sellers can't find qualified buyers. The City has in turn has seen a dramatic decrease in housing production.

Figure B-1



Source: City of Chula Vista, 2011

3.2 Vacant and Underutilized Land

Chula Vista's eastern area provides an extensive stock of developable land. Most of the development occurring within the eastern area is contained within master planned developments. Additionally, vacant land in the western area of the City is minimal due to its built out conditions. Therefore, the limited availability of raw vacant land has a direct affect on land prices. A thorough analysis of vacant and underutilized land is conducted in Appendix C of this Housing Element.

3.3 Housing Costs and Land Prices

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the prices of land increase. In terms of development, land prices have a positive correlation with the number of units permitted on each lot. In recent years, land prices have increased due to the success of the housing market in Southern California.

Housing prices in the San Diego region experienced expansive growth in the early 2000's. With the relatively low employment rate and job creation trends in the region at that time, demand for housing was high. Since much of the region was not been able to keep up with the rate of demand for housing, available supply has been limited. This limited supply has had a direct influence on the cost of housing and the median price of homes peaked in 2005.

Housing price appreciation has since cooled with the recession. This trend is predicted to continue as unemployment and foreclosures also continue to rise and limited financing available. Tables B-10 through B-12 provide a summary of housing price trends in Chula Vista.

Table B-10
RESALE SINGLE-FAMILY HOME PRICE TRENDS
CHULA VISTA 2005-2010

Location	ZIP Code	Median Price 2005 ($)	Median Price 2010 ($)	Percentage Change (%)
Chula Vista (north)	91910	$560,000	$325,000	-42%
Chula Vista (south)	91911	$504,000	$270,000	-46%
East Lake-Otay Ranch	91913	$628,000	$380,000	-39%
Chula Vista (northeast)	91914	$718,000	$500,000	-30%
Chula Vista (southeast)	91915	$620,000	$390,000	-37%

Source: DataQuick Information Systems/Union Tribune

Table B-11
RESALE CONDOMINIUM HOME PRICE TRENDS
CHULA VISTA 2005-2010

Location	ZIP Code	Median Price 2005 ($)	Median Price 2010 ($)	Percentage Change (%) 04-05
Chula Vista (north)	91910	$390,000	$165,000	-58%
Chula Vista (south)	91911	$350,000	$135,000	-61%
East Lake-Otay Ranch	91913	$399,000	$210,000	-47%
Chula Vista (northeast)	91914	$438,500	$217,000	-51%
Chula Vista (southeast)	91915	$444,000	$235,000	-47%

Source: DataQuick Information Systems/Union Tribune

Table B-12
NEW SINGLE-FAMILY/CONDOMINIUM HOME PRICE TRENDS
CHULA VISTA 2005-2010

Location	ZIP Code	Median Price 2005 ($)	Median Price 2010 ($)	Percentage Change (%) 04-05
Chula Vista (north)	91910	$351,500	$305,000	-13%
Chula Vista (south)	91911	$357,500	$257,500	-28%
East Lake-Otay Ranch	91913	$465,500	$360,000	-23%
Chula Vista (northeast)	91914	$745,000	$598,000	-20%
Chula Vista (southeast)	91915	$602,250	$350,000	-42%

Note: price trends do not indicate product type, which may influence the cost of housing units.

Source: DataQuick Information Systems/Union Tribune

3.3 Construction and Land Costs

Construction costs are primarily determined by the cost of materials and labor, but are also influenced by market demands and market-based changes in the cost of materials. Costs of materials rose dramatically between 2004-2006. According to the U.S. Department of Labor, Bureau of Labor Statistics, the overall cost of residential construction materials rose 22 percent between 2005-206, with steel costs increasing 63 percent and the cost of cement increasing 27 percent. With the economic downturn, the price of construction materials began to decrease and then leveling out in the last year.

Seventeen residential lots were listed in MLS for sale in Chula Vista as of January 2013. The majority of these lots (ten of the seventeen) were custom home lots within a gated community in the master planned communities of eastern Chula Vista. Average cost for lots within the gated community was $18 per square foot. Three other single family lots in the south west area of Chula Vista were listed for an

average of $10 per square foot. The MLS listed three commercial/multifamily lots that could accommodate mixed use or multi-family residential ranging from $32 – 48 per square foot, with an average cost of $39 per square foot.

The cost of construction depends on the type of unit being built and on the quality of the product being produced. Garden style apartments typically provide significant housing supply for low and moderate income families. Based upon pro-forma modeling, the new construction of a 50 unit garden apartment development in San Diego County would cost approximately $12.9 million ($258,000 per unit or approximately $275 a square foot) in 2011 dollars.

At these costs, it would require a monthly rent of $1,960 per unit to break even with the costs of development. Affordable rent at 50-60 percent of the area median income would be approximately $850 a month. The difference in what a very low and low income household could afford to pay and what it would cost support the development is $1,110 a month. Given the financing gap, it is infeasible to produce such housing for very low and low income families without significant subsidies. Most new apartments are therefore, beyond the affordability of low income households without doubling up in units or overpaying in rent.

3.4 Financing

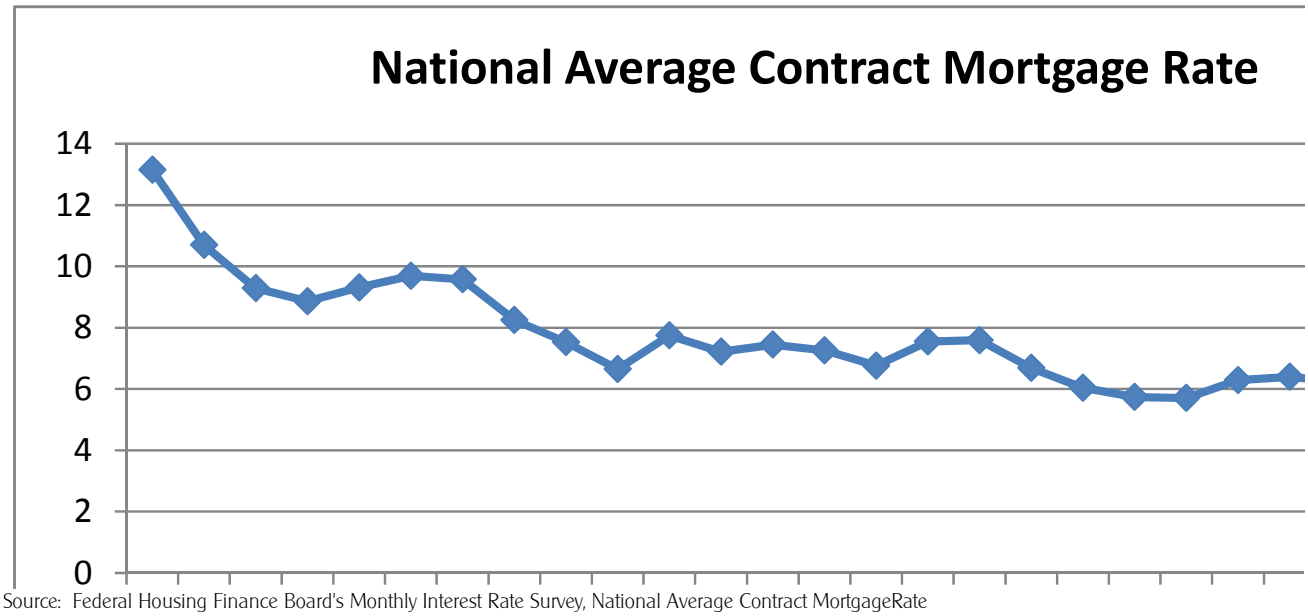
Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decreases the range of housing that a household can afford. Lower interest rates result in a lower cost and lower payments for the homebuyer.

Typically when interest rates rise the market compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. Often times, there is a lag in the market. So when interest rates rise, housing prices continue to stay high until the market can catch up. It is this period when it is the most difficult for lower-income households to purchase a home.

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Figure B-2 shows interest rates have generally fallen since the 1980s and hitting all time lows in 2011.

In the 1980s, mortgage rates were in the double-digits, hitting a high of 16.63%. Mortgage rates started to see a drop in the 1990's, where it started at approximately 10 percent in 1990 and then hovered at 7.5% from 1993 to 1999. By the new century, the average mortgage rate began to decrease even more, with rates falling below 6 percent in 2003. Rates continued to decline and averaged 4.6 percent in 2011.

Figure B-2



Source: Federal Housing Finance Board's Monthly Interest Rate Survey, National Average Contract MortgageRate

In looking at homeownership rates, they are consistent with the rise and fall of interest rates. From 1990 through the mid 1990's, the overall U.S. homeownership rate has remained at 64 percent. Since the 1990's, homeownership rates have increased to a peak in 2004 at 69.2 percent.

As would be expected, as interest rates have decreased, Chula Vista and the nation saw an unprecedented increase in housing prices between 1997 and 2005. Given federal tax policy (exemption of housing from capital gains) favoring housing as an investment, historically low interest rates, lax lending standards resulting from the deregulation of banking, and speculative fever, enthusiasm for homeownership remained high despite the escalating price.

In the early 2000's, the trend of lowered lending standards and low mortgage interest rates made loans more readily available to a larger pool of potential buyers. With low interest rates, "creative" financing (for example, zero down, interest payment only, adjustable loans), and predatory lending practices (for example, aggressive marketing, hidden fees, negative amortization), many households nationwide were able to purchase homes. Assuming interest rates would remain low and home values would continue to rise, many households took on riskier loans thinking that they would be able to refinance at a future point in time. As a result of an increase in interest rates, expiration of short-term fixed rates, and decline in sales prices that started in 2006, many homeowners were unable to refinance and make payments on their home mortgages. By 2007, the nation saw an emergence of Sub-Prime mortgage loan losses. With foreclosures mounting, housing prices have dropped but yet financing remains limited due to more conservative underwriting standards.

To address the impacts on communities from the increase on foreclosed and abandoned properties, the U.S. Department of Housing and Urban Development introduced the Neighborhood Stabilization Program (NSP). The City of Chula Vista has received NSP funds to assist low and moderate income households purchase foreclosed or abandoned properties. Through a revolving loan fund of $1.5 million in NSP funds, approximately $800,000 in HOME funds, and a transfer of an inclusionary household, in 2010, forty seven (47) households were pre-committed in funds with eight (8) of these households becoming first-time homebuyers.

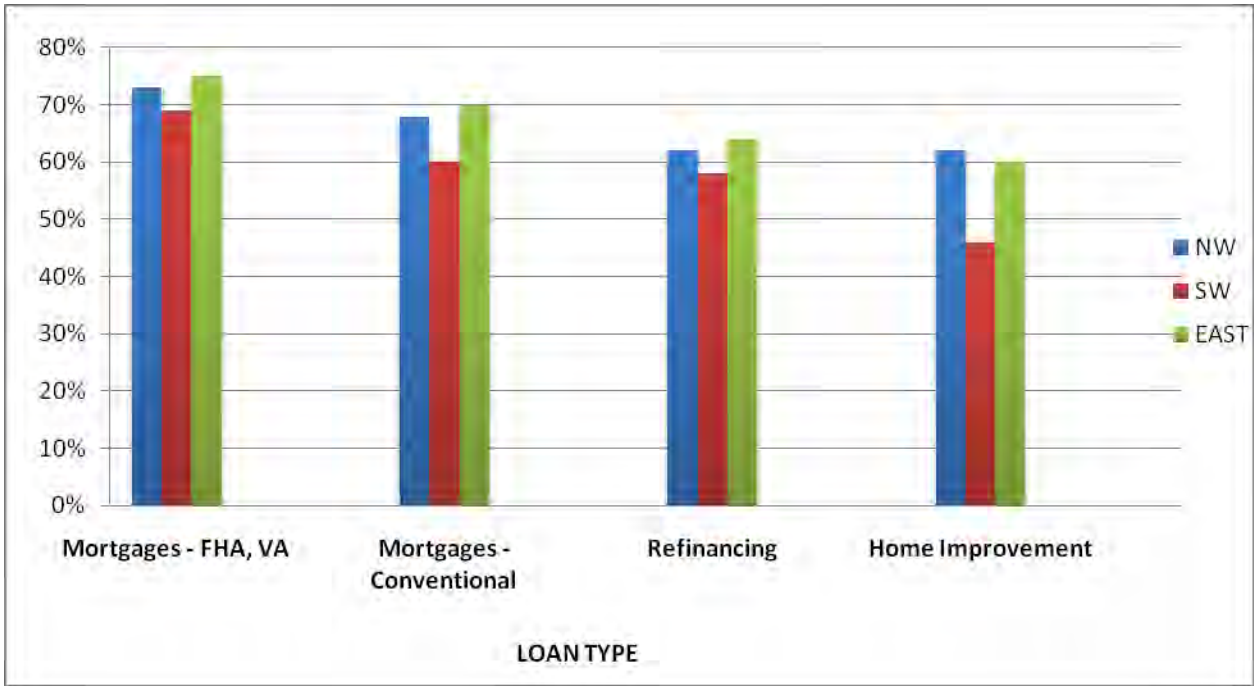
With lower housing prices and low interest rates, homeownership is still attainable for some. As shown in Table B-13, Chula Vista home loan approval percentage (66 percent) was on par with the County (67 percent). The percentage of denied home improvement loans was slightly higher in Chula Vista (31 percent) than for the County (19 percent).

Table B-13
DISPOSITION OF HOME LOANS
CHULA VISTA

Loan Type	No. of Applications Chula Vista	Approved		Denied	Withdrawn/ Incomplete
		Chula Vista	County	Chula Vista	Chula Vista
Mortgages – FHA, VA	2,786	74%	74%	13%	14%
Mortgages – Conventional	1,637	68%	71%	17%	15%
Refinancing	5,732	63%	65%	19%	17%
Home Improvement	216	58%	57%	31%	11%
TOTAL APPLICATIONS	**10,371**	**66%**	**67%**	**20%**	**14%**

Source: Home Mortgage Disclosure Act (HMDA) 2010 Data

FIGURE B-3
Approved Home Loans by Chula Vista Area



As Figure B-3 shows, the number of approved home loans for Southwestern Chula Vista was lower in each loan type category; FHA and VA mortgages, conventional mortgages, refinancing, and most dramatically lower in home improvement loans.

1.0 OVERVIEW: HOUSING RESOURCES

Opportunities for development in the City include vacant and underutilized residential sites.

This section evaluates the potential opportunities for various types of residential development for all income levels and energy and water conservation within such developments. The analysis primarily looks at development that could occur based upon the Chula Vista General Plan and Zoning Ordinance.

More specifically, this section discusses the following:

- An inventory of available vacant and underutilized land for residential development to accommodate the City's Regional Share Goals;
- Opportunities for homeless shelter and transitional housing;
- An inventory of assisted housing units and efforts to preserve; and
- Opportunities for energy and water conservation.

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2.0 LAND AVAILABILTY

State Housing Element Law mandates that a jurisdiction must show that it has adequate sites that will be made available through appropriate zoning and development standards and with the required public services and facilities for a variety of housing types and incomes. This evaluation of adequate sites represents a planning goal and not a goal for the actual production of housing within the five-year period. The City must demonstrate that it has the capacity, or adequate sites, to accommodate the projected need for housing. The projected need for housing used for this evaluation is defined as the City's share of the region's housing needs for 2005-2010.

2.1 Regional Housing Needs Assessment 2010-2020

State Housing Element Law requires that each jurisdiction, in preparing its Housing Element, develop local housing programs designed to meet its share of existing and future regional housing needs for all income groups. This requirement ensures that each jurisdiction accepts responsibility for the housing needs of its current and anticipated future residents, particularly lower-income households, and plans for a variety of housing choices.

A Regional Housing Needs Assessment (RHNA) prepared by SANDAG in October 2011 for the period beginning January 1, 2010 to December 31, 2020 (an 11 year period) identifies Chula Vista's share of the region's housing needs as 12,861 new housing units. To determine the regional housing needs for the 2013-2020 planning period, the needs are adjusted by the actual number of units constructed from January 1, 2010 to December 31, 2012, a total of housing units. Based upon this adjustment, the regional housing needs for the 2013-2020 period is 11,614 housing units, with 47 percent allocated for lower income households.

Table C-1 provides a summary of the revised RHNA construction objectives:

Table C-1
NEW HOUSING CONSTRUCTION OBJECTIVES
2010-2020

Housing Unit Description	Very Low	Low	Moderate	Above Moderate	Total
Units Constructed from January 1, 2010 to Dec 31, 2012					
2010 Units Constructed					518
Landings II[4]	*28*	*113*	*2*		*143*
Unrestricted/Market Rate Housing				*375*	*375*
2011 Units Constructed					729
Mosiac at Lomas Verdes [2 3]			*21*		*21*
Rosina Vista (OTR V2)		*14*	*14*	*250*	*278*
Unrestricted/Market Rate Housing				*430*	*430*
TOTAL UNITS CONSTRUCTED 2010-2011[1]	28	127	37	1,055	1,247
RHNA New Construction Objectives 2010-2020	*3,209*	*2,439*	*2,257*	*4,956*	*12,861*
REVISED NEW CONSTRUCTION OBJECTIVES	3,181	2,312	2,220	3,901	11,614
	32%	23%	23%	41%	100%

Notes:

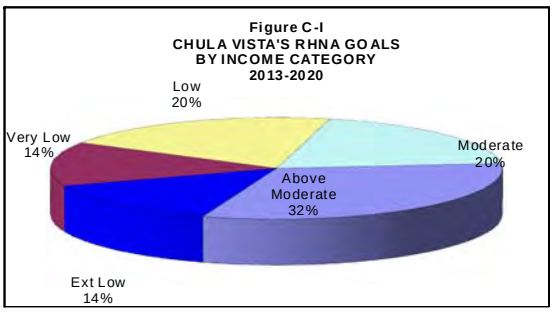
[1] To be used as credit toward achieving housing element quantified objectives through 2010. Current RHNA is an 11 year planning period and construction achievements from January 2010 through December 2011 can be counted as credit in achieving new construction objectives.

[2] Affordability levels were determined based upon initial sales prices from FASTWeb at fastweb.firstam.com and initial rental rates from Apartment Ratings at www.apartmentrratings.com, unless otherwise noted.

[3] Affordability levels determined by the initial maximum sales price/rent including: (1) Very-Low: <$118,160/<$842, (2) Low: $137,920/$1,011, (3) Moderate: $270,000/$1,853, (4) Above Moderate: >$270,000/>$1,853 for a 2bedroom unit.

[4] Affordability levels for the Lanndings II project were developed using Mortgage Revenue Bonds (MRB) and Low-Income Housing Tax Credits (LIHTC).

Source: City of Chula Vista Development Services Department, 2011



Source: Regional Housing Needs Assessment, SANDAG 2011

As required by State Housing Law, the City must plan for its share of the region's new housing needs in all four income categories by identifying an adequate supply of land zoned at the appropriate density levels to accommodate each income category. The RHNA goals do not represent a requirement for actual housing production, but rather seek to ensure the City has, or plans to add, zoning capacity to accommodate new housing growth.

To address the City's needs for very low-and low-income housing, Chula Vista must demonstrate that it has an adequate supply of land for higher density housing (30 or more dwelling units per acre). Although zoning land for higher density development does not guarantee the construction of housing that is affordable to low- and moderate-income families, without such higher density zoning, the opportunity to use subsidies and implement affordable housing programs for such families is diminished.

2.2 Capacity to Meet Regional Share Goals

Due to the diverse nature of eastern and western Chula Vista, the analysis of available sites for housing has been customized to each area.

Most of the vacant land is located in eastern Chula Vista, within Master Planned communities and will be developed under the Planned Community (PC) Zone. These Master Planned communities have the capacity to accommodate 14,930 dwelling units as shown in Table C-4.

The City of Chula Vista General Plan Land Use and Transportation Element identifies six residential land use designations. The availability of land suited to accommodate the various income levels is based upon the allowed density.

Table C-2
GENERAL PLAN
RESIDENTIAL LAND USE DESIGNATIONS

Income Level	Land Use Designations	Density
Very Low & Low	Urban Core Residential	27.1 to 60 units per acre
Moderate	High Residential	18.1 to 27 units per acre
	Medium High Residential	11.1 to 18 units per acre
Above Moderate	Medium Residential	6.1 to 11 units per acre
	Low-Medium Residential	3.1 to 6 units per acre
	Low Residential	0 to 3 units per acre

Opportunities outside of Master Planned Communities are primarily in western Chula Vista which encompasses the older, mostly developed portion of the City. While there is significant capacity throughout western Chula Vista, infill capacity is focused on areas of change within the Urban Core Specific Plan, Bayfront and Southwest.

Chula Vista has significant development capacity of residential land to meet the projected regional housing needs of the various income categories over the 2010-2020 planning period. Consistent with HCD's guidelines, appropriate densities based on RHNA affordability levels area as follows:

- Very Low- and low-income: Minimum of 30 dwelling units/acre
- Moderate-income: 11 to 30 dwelling units/acre
- Above moderate-income: Market Rate Units

Table C-3 provides a summary of development capacity, based on affordability levels.

Table C-3
ADJUSTED RHNA HOUSING NEED[1] VS.
DEVELOPMENT CAPACITY[2]

Affordability Level	Adjusted RHNA Units	Density Range	Estimated Development Capacity[3]
Extremely Low, Very Low and Low	5,493	30+ dwelling units/acre	10,440 units
Moderate	2,220	11-30 dwelling units/acre	9,816 units
Above Moderate	3,901	Up to 11 dwelling units/acre	4,601 units
Total	**11,614**		**24,857 units**

Notes:
[1] RHNA need includes credits for performance achieved from January 2010 to December 2012.
[2] Development capacity includes all estimated units in four Planning Areas for densities exceeding 30 dwelling units/acre.
[3] Assumes total estimated development potential for units in eastern Chula Vista planned communities per the existing and planned affordable projects, as identified in Table C-4 Affordability levels determined by zoning classification and/or actual unit mix for approved or in-process affordable developments. Excludes Infill potential Analysis in western Chula Vista outside of focused areas of change.

Source: City of Chula Vista, 2005 & 2011

2.2.1 Availability of Sites in Eastern Chula Vista

Table C-4 lists the currently remaining residential development capacity on available vacant land sites within eastern Chula Vista master planned communities in accordance with the associated General Plan gross density classifications. As can be seen, approximately half (48%) of the 14,930 total units will be high density, followed by 18 percent medium-high, 8 percent medium, 21 percent low-medium, and 5 percent low density residential. As discussed below, since all of these areas have been subject to varying levels of subsequent planning, these gross densities have been refined, and actual development on individual sites is occurring at somewhat higher net density levels. Figure C-1 presents a key map showing the location of each of the master planned communities listed on Table C-4, and Figures C-2 through C-10 present the Site Utilization Plans from the associated General Plan Development Plan (GDP) or Sectional Planning Area (SPA) Plans that depict the specific residential development sites and their new densities.

Table C-4 has been divided into the following three subsets to reflect the level of entitlements and status of implementation:

- **Approved General Development Plan (GDP)** – The GDP reflects a refinement of the City's General Plan, and is the first tier zoning plan for lands within the City's Planned Community

(P-C) zone classification. The GDP is essentially a bubble-type land use plan indicating the intended locations, acreages and densities for various land use types, along with primary circulation routes. In order to be implemented, a SPA Plan must be processed followed by subdivision maps, design review and ultimately building permits. Based on typical processing time frames, projects with approved GDP status have the potential to commence construction within a 3 to 4-year time frame.

- Approved or in-process Sectional Planning Area (SPA) Plan – The SPA Plan effectively serves as the tailored zoning document for the particular master planned project. It identifies specific development sites, land use types and densities, and associated property development standards. Typically, a subdivision map and/or design review are necessary prior to building permits. Projects with approved SPA Plans will typically commence construction within an 18-month to 3-year window, and these projects will complete housing units within the timeframe of this Housing Element.

- Developments Being Implemented – This includes projects that have achieved SPA and subdivision map approvals, and are actively under construction. Building permit activity changes daily, and these projects will be fully completed within the timeframe of this Housing Element.

Table C-4
MASTER PLANNED COMMUNITY
RESIDENTIAL CONSTRUCTION REMAINING CAPACITY
2011

Project	Low 0-3 du/ac	Low – Med 3-6 du/ac	Med 6-11 du/ac	Med – High 11-18 du/ac	High 18-27+ du/ac	Totals
APPROVED GDP						
OR Village 4		453				453
OR Village 8 East		635		293		928
OR Planning Area 12 EUC			200	533	2,260	2,993
Birch Patrick Estates	128					128
IN-PROGRESS SPA OR GDP						
OR Village 8 West		331	290	530	899	2,050
OR Village 9		105	161	792	2942	4000
DEVELOPMENTS BEING IMPLEMENTED						
OR Village 2	64	610	571	772	289	2,306
OR Village 6					62	62
OR Village 7		13	411	297		721
OR Village 11		7	120	62	47	236
Eastlake Greens					118	118
Eastlake Woods & Vistas	29	1		121	427	578
Rolling Hills Ranch	114					114
Bella Lago	68					68
San Miguel Ranch		37			138	175
TOTALS:	**403**	**2,192**	**1,753**	**3,400**	**7,182**	**14,930**

Source: City of Chula Vista, Planning Department, 2011

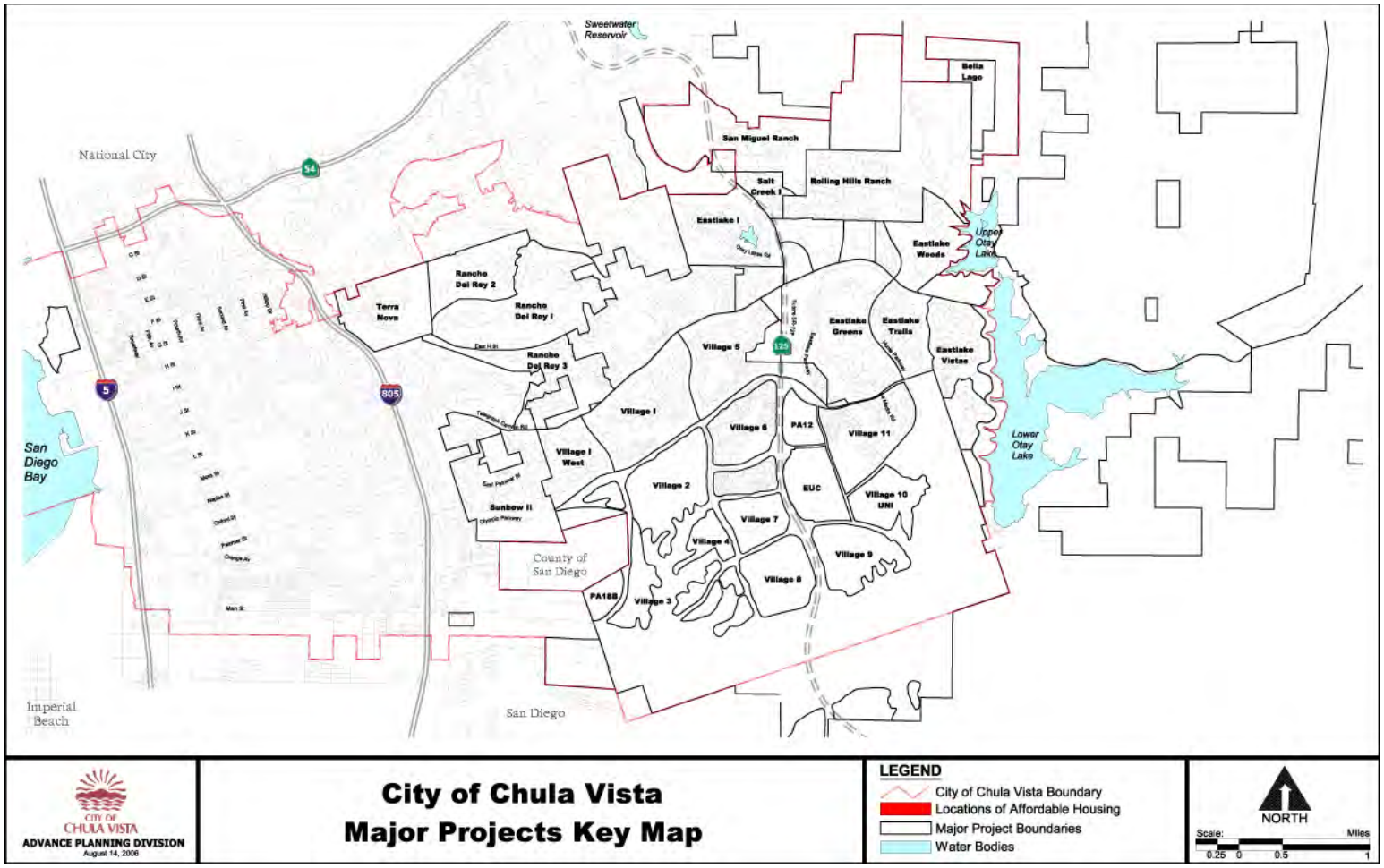

Sweetwater Reservoir
National City
San Diego Bay
Imperial Beach
San Diego
County of San Diego
Bella Lago
San Miguel Ranch
Salt Creek I
Rolling Hills Ranch
Eastlake I
Eastlake Woods
Upper Otay Lake
Lower Otay Lake
Terra Nova
Rancho Del Rey 2
Rancho Del Rey I
Rancho Del Rey 3
Eastlake Greens
Eastlake Trails
Eastlake Vistas
Village 5
Village I
Village I West
Village 6
PA12
Village 11
Village 2
EUC
Village 10 UNI
Village 7
Village 4
Village 9
Village 8
Village 3
PA188
Sunbow II
CITY OF CHULA VISTA
ADVANCE PLANNING DIVISION
August 14, 2006
City of Chula Vista
Major Projects Key Map
LEGEND
City of Chula Vista Boundary
Locations of Affordable Housing
Major Project Boundaries
Water Bodies
NORTH
Scale:
Miles
0.25 0 0.5 1

Figure C-1

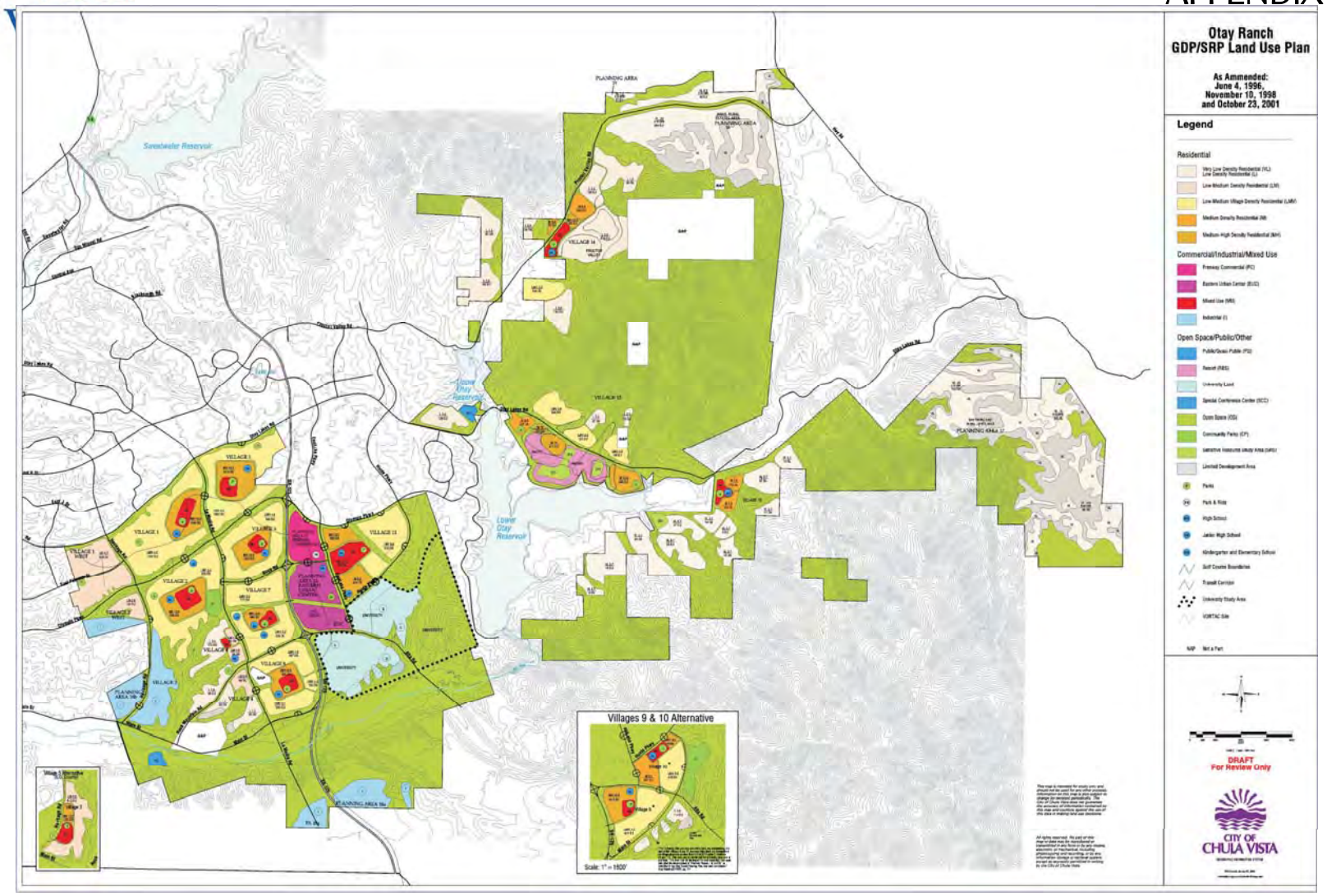

Otay Ranch
GDP/SRP Land Use Plan
As Ammended:
June 4, 1996,
November 10, 1998
and October 23, 2001
Legend
Residential
Commercial/Industrial/Mixed Use
Open Space/Public/Other
Villages 9 & 10 Alternative
Lower Otay Reservoir
DRAFT
For Review Only
CITY OF
CHULA VISTA

Figure C-2

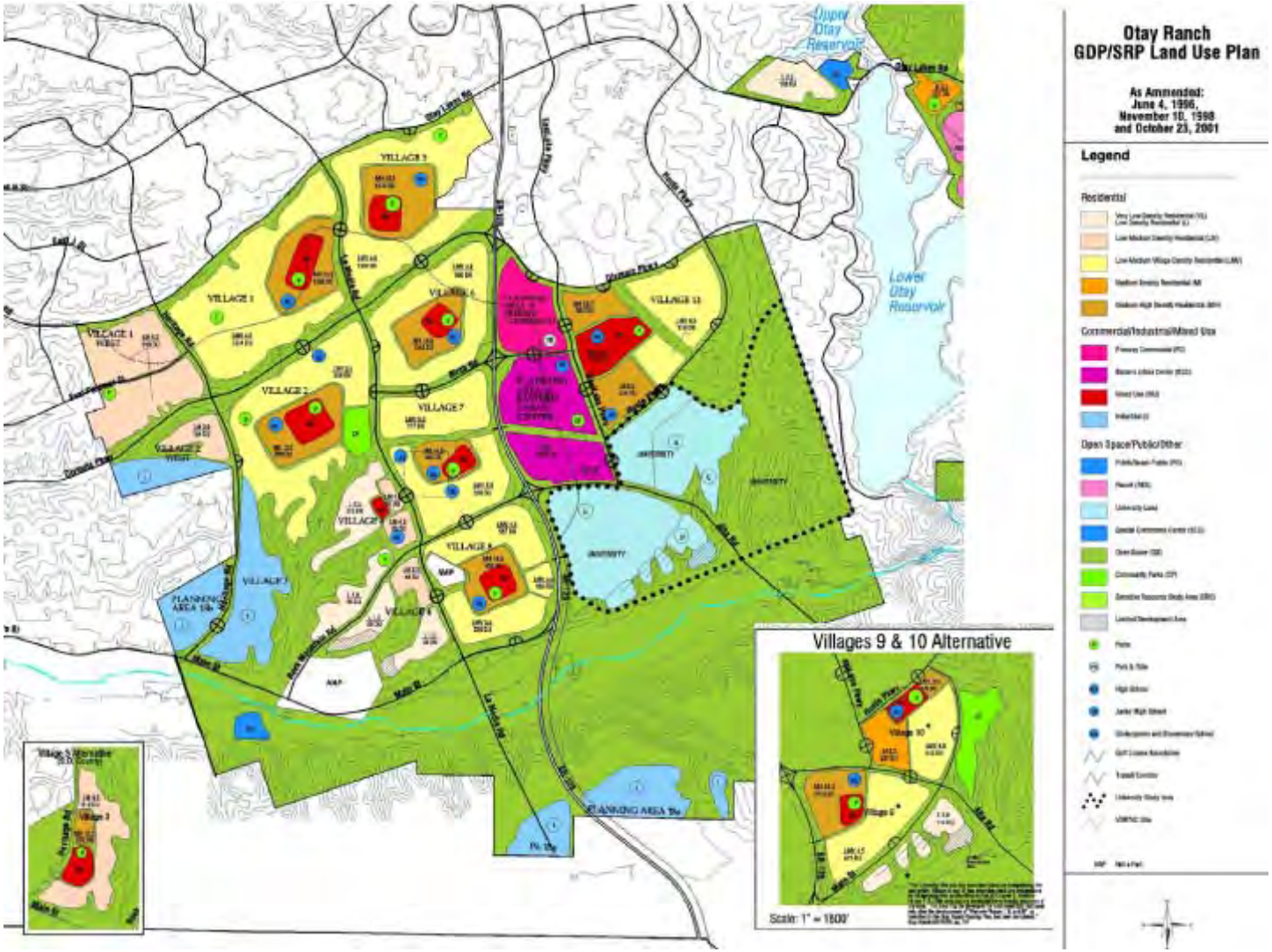

Otay Ranch
GDP/SRP Land Use Plan
As Ammended:
June 4, 1996,
November 10, 1998
and October 23, 2001
Legend
Residential
Commercial/Industrial/Mixed Use
Open Space/Public/Other
Upper Otay Reservoir
Lower Otay Reservoir
Villages 9 & 10 Alternative
Scale: 1" = 1800'

Figure C-3

LEGEND

TYPICAL STREET LAYOUT

TYPICAL PLANNING AREA

S TYPICAL PLANNING AREA DESIGNATION

PLANNING AREA	PRODUCT TYPE / USE	LAND USE DISTRICT	GROSS ACRES	DU'S	DU'S/AC
	RESIDENTIAL LAND USES				
	Rns - Low (0-3 du/ac)				
L	SFD	SPR	62.2	73	1.2
K	SFD	SPR	60.5	84	1.4
		Subtotal	122.7	157	1.3
	Low-Med (3-6 du/ac)				
J	SFD	SF-1	50.5	162	3.2
H	SFD	SF-3	33.2	131	3.9
I	SFD	SF-2	31.3	107	3.4
C	SFA/SFD	SFA	13.1	110	8.4
D	SFA/SFD	SF-5	22.9	116	5.1
F	SFD	SF-3	12.7	46	3.6
		Subtotal	164.1	672	4.1
	Med (6-11 du/ac)				
B	SFA/MF	SFA	11.4	219	19.2
E	SFD	SF-4	29.7	144	4.8
G	SFD	SF-3	21.8	73	3.3
		Subtotal	62.9	436	6.9
	Med-High (11-18 du/ac)				
A	MF	MF	7.2	129	17.9
		Subtotal	7.2	129	17.9
Residential Total			356.9	1394	3.9
	NON-RESIDENTIAL LAND USES				
N	COMMERCIAL USES*	CR	14.3	—	—
S	SCHOOL SITE	ES	13.7	—	—
M	INSTITUTIONAL USES	CPF***	4.6	—	—
OS1-9	OPEN SPACE USES	OS-TR & PR	244.3	—	—
E-1	SDG&E EASEMENTS	OS	8.3	—	—
CP	COMMUNITY PARK	CP/CPF****	21.6	—	—
NP	NEIGHBORHOOD PARK	NP	3.5	—	—
SR-125	SR - 125	—	49.6	—	—
	STREETS	—	28.3	—	—
Non-Residential Total*			386.2	—	—
		Total Acreage	743.1		

* Includes Pacific Bay Homes Parcel (4.35 acres).
** Streets include Mount Miguel Road, Proctor Valley Road and the extension of East H Street as Proctor Valley Road.
*** This site shall provide between 3.0 and 3.5 net usable acres. Any changes necessary to the gross acreage envelope of Planning Area "M" would be taken from the adjacent open space and will be identified at the Tentative Map level.
**** A portion of the project's required net useable acres for community purpose facilities will be provided within an expanded net usable community park site. The provision of this additional park acreage may require some area from Planning Areas H and/or I, which will be identified at the Tentative Map level.

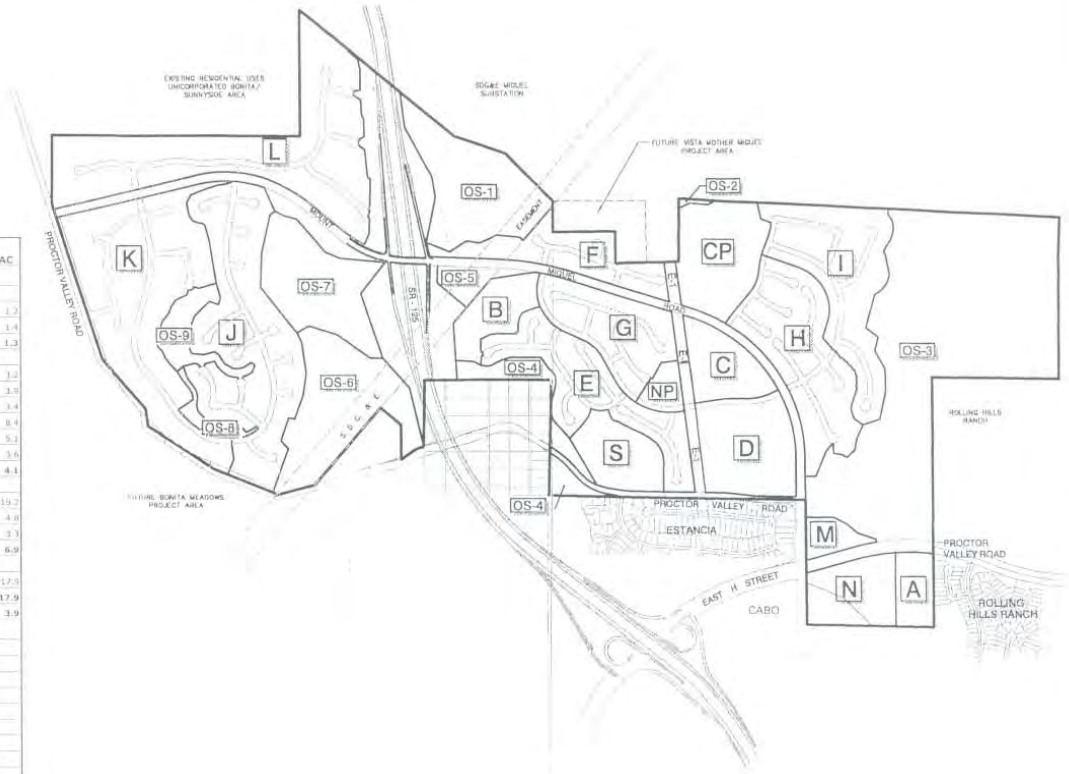


Figure 1-4

San Miguel Ranch

N W E S SCALE: 1"=800'

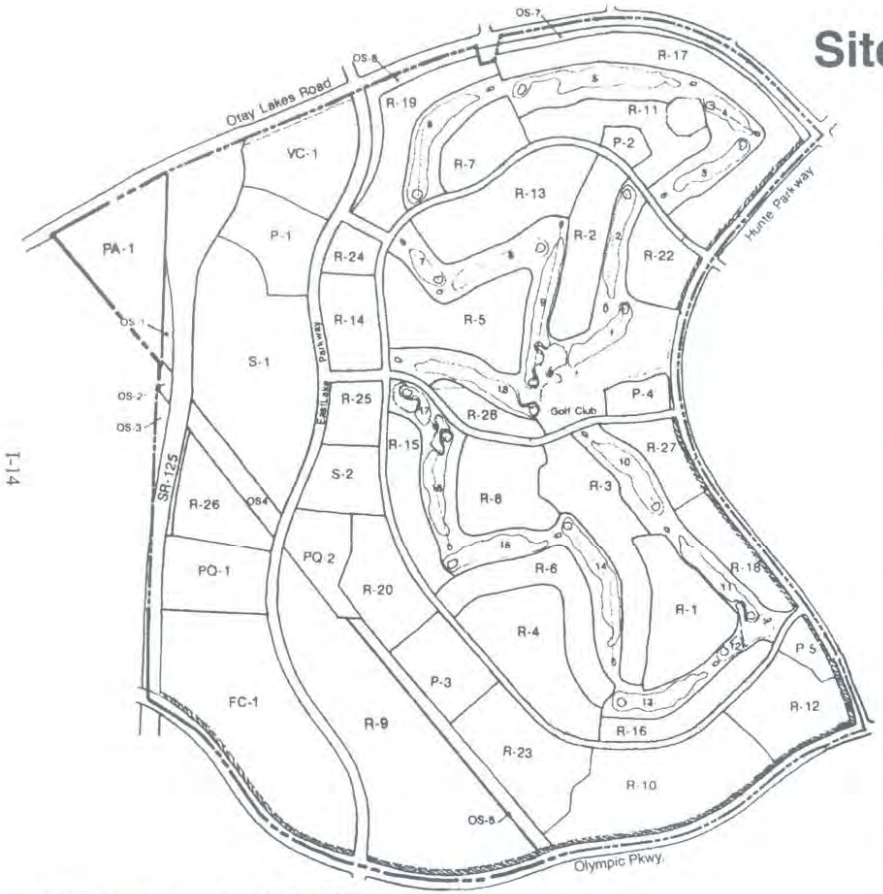
HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING ENGINEERING SURVEYING

SITE UTILIZATION PLAN

As Amended April 1, 2003

Vol 1 Page 27

Figure C-4



EASTLAKE GREENS
A Planned Community in the City of Chula Vista

Site Utilization Plan

Parcel Number	Land Use	Gross Acres	Target du/ac	Target Units
RESIDENTIAL				
R-1	Low - SFD	19.7	2.7	54
R-2	Low - SFD	14.7	2.7	40
R-3	Low Med. - SFD	21.8	4.5	99
R-4	Low Med. - SFD	24.0	4.8	114
R-5	Low Med. - SFD	23.0	4.6	105
R-6	Low Med. - SFD	17.4	4.4	76
R-7	Low Med. - SFD	10.7	5.6	60
R-8	Low Med. - SFD	17.5	5.5	96
R-9	Med-High - SFD/SFA/MF	69.4	10.8	750
R-10	Medium - SFD	34.6	7.0	243
R-11	Low Med. - SFD	14.6	6.0	87
R-12	Low Med. - SFD	18.2	5.1	92
R-13	Low Med. - SFD	22.6	6.3	142
R-14	Medium - SFD	11.4	7.5	86
R-15	Low Med. - SFD	11.9	5.4	64
R-16	Medium - SFD/SFA/MF	10.9	10.0	109
R-17	Medium - SFD/SFA/MF	28.6	7.5	214
R-18	Low Med. - SFD	9.9	5.5	54
R-19	Med-High - SFD/SFA/MF	14.4	11.0	158
R-20	Medium - SFD/SFA/MF	14.3	7.6	109
R-22	Medium - SFD/SFA/MF	11.7	11.9	139
R-23	Low Med. - SFD	20.3	3.5	72
R-24	Medium - SFD/SFA/MF	5.1	9.4	48
R-25	Medium - SFD/SFA/MF	7.9	9.9	78
R-26	Med-High - SFD/SFA/MF	15.3	17.0	260
R-27	Low Med. - SFD	9.2	4.3	40
R-28	Medium - SFD/SFA/MF	8.4	6.1	51
Sub-total Residential		487.5	7.1	3440
NON-RESIDENTIAL				
VC-1	Village Center	19.6		
TC-1	Thoroughfare Comm.	50.7		
PA-1	Prof. & Admin.	24.7		
PQ-1	Public/Quasi-Public	10.3		
PQ-2	Public/Quasi-Public	11.4		
S-1	High School	40.2		
S-2	Elementary School	10.0		
P-1	Community Park	15.1		
P-2	Neighborhood Park	3.0		
P-3	Neighborhood Park	11.8		
P-4	Neighborhood Park	4.5		
P-5	Neighborhood Park	3.0		
OS-1	Open Space	2.9		
OS-2	Open Space	1.1		
OS-3	Open Space	1.9		
OS-4	Open Space	7.8		
OS-5	Open Space	13.4		
OS-6	Open Space	4.9		
OS-7	Open Space	5.9		
	Golf Course	160.4		
	Major Circulation	105.0		
Sub-total		*516.8*		
TOTALS		1004.1	3.4	3440

Scenic Buffer

* A/D symbolizes that certain detached housing is permitted.

Note: Refer to tract maps for precise acreages and parcel boundaries.

Cinti Land Planning
San Diego, CA (619) 225-7408

Exhibit 3

4/8/03

Figure C-5

VILLAGE ELEVEN SPA PLAN — *Development Concept*

NEIGHBORHOOD AREA	LAND USE	APPROX. GROSS ACREAGE	TARGET DU'S/AC	DWELLING UNITS
R-1	SF	26.7	6.1	163
R-2	SF	14.2	3.3	47
R-3	SF	15.3	3.0	46
R-4	SF	12.4	4.4	55
R-5	SF	7.5	4.5	34
R-6	SF	7.5	5.1	38
R-7	SF	11.4	5.9	67
R-8	SF	11.2	5.2	58
R-9	SF	11.6	5.2	60
R-10	SF	18.0	4.9	89
R-11	SF	7.7	4.4	34
R-12	SF	11.1	5.1	57
R-13	SF	11.4	4.7	54
R-14	SF	11.0	4.9	54
R-15	SF	10.3	6.5	67
R-16	SF	8.5	6.9	59
SUBTOTAL	**SF**	**195.8**	**5.0**	**982**
R-17	MF	18.5	8.0	180
R-18	MF	12.5	12.5	112
R-19	MF	11.6	18.0	167
R-20	MF	10.6	8.0	78
R-21	MF	10.5	12.5	102
R-22	MF	8.4	15.0	90
R-23	MF	16.8	8.0	119
R-24	MF	10.2	15.0	169
R-25	MF	10.0	25.0	190
SUBTOTAL	**MF**	**109.1**	**11.1**	**1,207**
MU	MU	10.0	11.5	115
SUBTOTAL	**RES.**	**314.9**		**2,304**
MU-1	COMM	10.0		
SUBTOTAL	**COMM.**	**10.0**		
CPF	CPF	5.5		
SUBTOTAL	**CPF**	**5.5**		
P-1	PARK	8.9		
P-2	PARK	3.8		
P-3	PARK	3.0		
P-4	PARK	1.0		
SUBTOTAL	**PARK**	**16.7**		
S-1 / K-8	SCHOOL	11.0		
S-2 / Jr. H.S.	SCHOOL	25.6		
SUBTOTAL	**SCHOOL**	**36.6**		
Hunte Parkway	ROAD	24.2		
Olympic Parkway	ROAD	9.3		
Eastlake Parkway	ROAD	7.2		
W. Circulation Sts	ROAD	17.4		
E. Circulation Sts	ROAD	8.1		
SUBTOTAL	**ROAD**	**66.2**		
Green Buffer	O.S.	27.6		
Easemt thru Property	O.S.	18.8		
Paseo Area in West	O.S.	1.5		
Paseo Area in East	O.S.	1.3		
SUBTOTAL	**O.S.**	**49.2**		
TOTAL		**489**		**2,304**

* PROPOSED DENSITY TRANSFER

Exhibit II.2.2-3
Village Eleven SPA Site Utilization Plan
October 23, 2001
Amended May 27, 2003
Amended April 4, 2006

Brookfield Shea Otay, LLC — 2-7

Figure C-6

Site Utilization Plan

Figure 2

RESIDENTIAL

Woods

Parcel Number	Land Use	GDP Cat.	Acres	du/ac	DU
WR-1	Single Family	L	65.8	1.0	64
WR-2	Single Family	L	34.0	1.7	59
WR-3	Single Family	L	40.6	1.9	77
WR-4	Single Family	L	46.6	3.0	139
WR-5	Single Family	L	29.2	2.4	71
Residential Sub-total *(Woods East)*			*216.2*	*1.9*	*410*
WR-6	Single Family	LM	24.7	5.5	135
WR-7	Single Family	LM	18.3	6.7	122
Residential Sub-total *(Woods West)*			*43.0*	*6.0*	*257*
Residential Sub-total (Woods):			*259.2*	*2.6*	*667*
Vistas					
VR-1	Single Family	L	22.8	2.5	56
VR-2	Single Family	L	22.3	3.0	68
VR-3	Single Family	L	36.9	3.1	116
VR-4	Single Family	LM	23.6	3.5	82
VR-5	Single Family	LM	17.9	3.7	67
VR-6	Single Family	LM	26.5	4.8	126
VR-7	Single Family	LM	18.1	5.5	99
VR-8	Single Family	LM	25.4	6.6	168
VR-9	Single/Multi-Family	M	7.3	10.0	73
VR-10	Multi-Family	MH	7.7	15.0	116
VR-11	Multi-Family	MH	8.2	15.0	123
VR-12	Multi-Family	H	12.3	24.4	300
Residential Sub-total (Vistas):			*229.0*	*6.1*	*1394*
Sub-total Residential			488.2	4.2	2061
NON-RESIDENTIAL					
C-1	Commercial- Retail	CR	12.2		
C-2	Commercial - Tourist	CT	18.4		
P-1	Public Park	P	13.5		
P-2	Private Recreation	L	1.7		
PQ-1	Elementary School	PQ	14.3		
PQ-2	Jr. High School	PQ	24.8		
PQ-3	Fire Station	PQ	1.1		
CPF-1	Comm. Purpose Fac.	PQ	10.8		
OS	Open Space*	OS	136.7		
OS-1	OS/School Parking	OS	1.1		
	Major Circulation	cir	25.5		
Total Non-Residential			260.1		
PROJECT TOTAL			748.3	2.8	2061

4.3 - 4

Eastlake III
Public Facilities Finance Plan

Figure C-7

Site Utilization Plan

RESIDENTIAL

Neigh.	Land Use	Acres	du/ac	DU
R-1	Single Family	26.2	4.0	105
R-2a	Single Family	19.7	4.4	87
R-2b	Single Family	21.3	5.4	115
R-3	Single Family	35.6	4.5	159
R-4	Single Family	20.4	4.5	92
R-5	Single Family	16.6	6.7	111
R-6	Single Family	20.4	6.2	126
Subtotal	Single Family	160.2	4.96	795
R-7b	Multi-family	17.8	16.5	293
R-8	Multi-family	11.7	28.8	337
R-9a	Multi-family	21.8	7.5	163
R-9b	Multi-family	12.7	25.7	326
R-10	Multi-family	12.1	17.5	212
Sub-total Multi-family		76.1	17.4	1331
TOTAL RESIDENTIAL		236.3	8.1	1926
R-11	SF Resid. Alt. To S-2	32.5	4.5	146
Total with Alternative to S-2		268.8	7.7	2072

NON-RESIDENTIAL

CPF-1	CPF Site	5.2
CPF-2	CPF Site	11.5
Sub-total CPF		16.7
S-1	Elem. School Site	10.0
S-2	Private High School	(see R-11)
P-1	Public Park	7.6
MU-1	Commercial	3.0
OS	Open Space	21.1
CIV	Major Circulation	58.3
NON-RESIDENTIAL TOTAL		116.7
PROJECT TOTAL		396.4 5.8 2072

Notes:

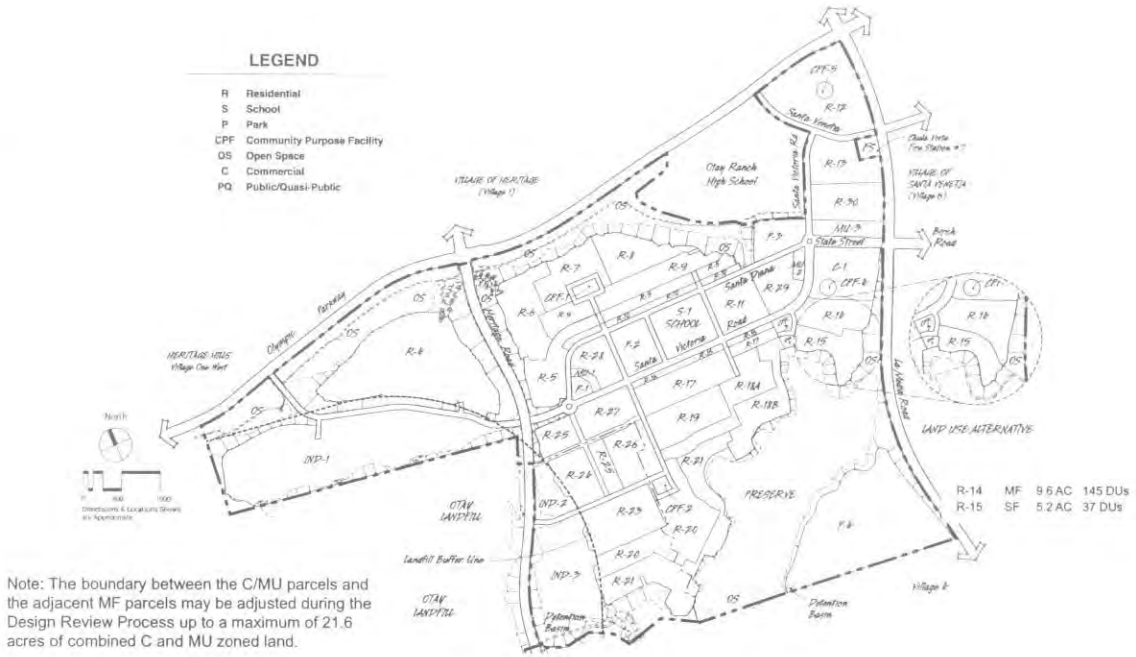
1. An "x" following a Neighborhood, such as R-3x, indicates a sub-parcel that may be converted to CPF use as an alternative for purposes of providing a landscaped community gathering/meeting area.
2. R-11 is the base land use, which permits the intended private high school. The boundary between CPF-2 and R-11 may be refined during future detailed planning applications.
3. Subject to being in substantial conformance, acres may be refined during the subdivision process.

Village Six
OTAY RANCH
CITY OF CHULA VISTA

City Land Planning
12/28/01
Exhibit 5

The zoning map was modified redesignating R-7a to R-7b 4/9/02.

Figure C-8



Note: The boundary between the C/MU parcels and the adjacent MF parcels may be adjusted during the Design Review Process up to a maximum of 21.6 acres of combined C and MU zoned land.

LAND USE SUMMARY

Village Two Neighborhood	Land Use	Acreage	DUs	Target Density
Single Family				
R-4	SF	41.5	160	3.9
R-6	SF	12.6	63	5.0
R-7	SF	9.4	44	4.7
R-8	SF	10.0	50	5.1
R-9	SF	13.3	101	7.6
R-15	SF	7.2	45	6.3
R-18A	SF	11.8	65	5.6
R-18B	SF	10.4	48	4.4
R-19	SF	10.8	83	7.7
R-20	SF	19.3	83	4.3
R-21	SF	22.2	64	2.9
R-23	SF	13.1	71	5.4
R-24	SF	7.6	41	5.4
R-25	SF	9.5	68	7.2
	Subtotal Family	**198.7**	**986**	**5.0**
Multi-Family				
R-5	MF	15.7	130	8.3
R-10	MF	4.5	90	20.0
R-11	MF	9.9	144	14.5
R-12	MF	24.0	295	12.3
R-13	MF	10.3	149	14.5
R-14	MF	7.6	137	18.0
R-16	MF	3.5	74	21.1
R-17	MF	11.5	119	10.3
R-26	MF	8.8	75	8.5
R-27	MF	8.8	110	12.5
R-28	MF	5.9	85	14.4
R-29	MF	8.9	152	17.1
R-30	MF	10.2	180	17.6
	Subtotal Multi-Family	**129.6**	**1,740**	**13.4**
Mixed Use				
MU-1	MU	1.1	10	9.1
MU-2	MU	1.4	12	8.6
MU-3	MU	4.3	38	8.8
	Subtotal Mixed Use	**6.8**	**60**	

Commercial	Land Use	Acreage	DUs	Target Density
C-1	Com'l	11.9		
	Subtotal Commercial	**11.9**		
Industrial				
IND-1	Industrial	51.5		
IND-2	Industrial	6.7		
IND-3	Industrial	29.7		
	Subtotal Industrial	**87.9**		

Note: Industrial parcels may be developed as residential and CPF uses subject to future environmental review and SPA Policies and Requirements, after landfill operations cease at the Otay Landfill.

Park				
P-1	Town Square Park	1.4		
P-2	Park	7.1		
P-3	Park	6.9		
P-4	Park	44.2		
	Subtotal Parks	**59.6**		
CPF*				
CPF-1	CPF	1.2		
CPF-2	CPF	0.9		
CPF-3	CPF	1.7		
CPF-4	CPF	1.5		
CPF-5	CPF	0.8		
	Subtotal CPF	**6.1**		
Other				
S-1	School	10.3		
Open Space	OS	164.5		
Preserve	OS	74.7		
External Circulation		26.2		
Internal Circulation		42.6		
	Subtotal Open Space & Other	**318.3**		
		818.9	**2,786**	

*An additional 3.0 to 5.0 acre CPF site will be provided within the Village Core Pursuant to a subsequent SPA Amendment

Exhibit 10

Site Utilization Plan - Village of Montecito

February 2006

Otay Ranch Sectional Planning Area Plan
Village of Montecito and Otay Ranch Business Park

Figure C-9

INTRODUCTION

Site Utilization Plan

The configuration of the target shown at this interchange is illustrative only and does not preclude alternative configurations.

RESIDENTIAL

Neighborhood	Land Use	Acres	du/ac	DU
R-1	SFD	50.7	6.8	346
R-2	SFD	50.5	7.4	375
R-3	SFD *(Designated)*	5.3	4.2	22
R-4	SFD *(Designated)*	3.1	4.2	13
Sub-total SFD		*109.6*	*6.9*	*756*
R-5	MF/SF Cluster	17.4	7.6	132
R-6	MF/SF Cluster*	12.5	15.4	193
R-7	MF*	8.0	15.4	123
Sub-total MF		*37.9*	*11.8*	*448*
Total Residential		147.5	8.2	1,204

NON-RESIDENTIAL

Neighborhood	Land Use	Acres
P-1	Public Park	7.6 *(7.0 ac net req'd)*
P2/CPF-1	CPF *(Common OS)*	1.1
P3/CPF-2a	CPF *(Common OS)*	0.7
CPF-2b	CPF	1.0
S-1	High School *(Designated)*	23.4
S-3	Elem. School	11.1
OS	Open Space *(Designated)*	47.8
Undesignated	Undesignated Uses	121.3
Cir.	Circulation	62.9
Total Non-Residential		276.9
VILLAGE TOTAL		424.4

* Refer to SPA Text for provisions to blend these two parcels.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Civil Land Planning
8/28/04

Exhibit 1.7

(06/30/04) II.2.1-19 SPA PLAN

Figure C-10

The eastern Chula Vista area provides for significant development potential for market rate units, as indicated by the density standards indicated in Table C-4. Although a significant level of market rate units can be accommodated in the eastern area, the City of Chula Vista desires an equitable distribution of affordable housing throughout the City. To provide for this, the City initiated an inclusionary requirement for all development exceeding 50 dwelling units, Housing Element Policy H 5.1. The City requires all projects of 50 or more units to provide ten percent of the housing for low- and moderate-income household, with five percent affordable to low-income households. It is the master planned communities, as shown in Table C-4, which are primarily affected by this requirement.

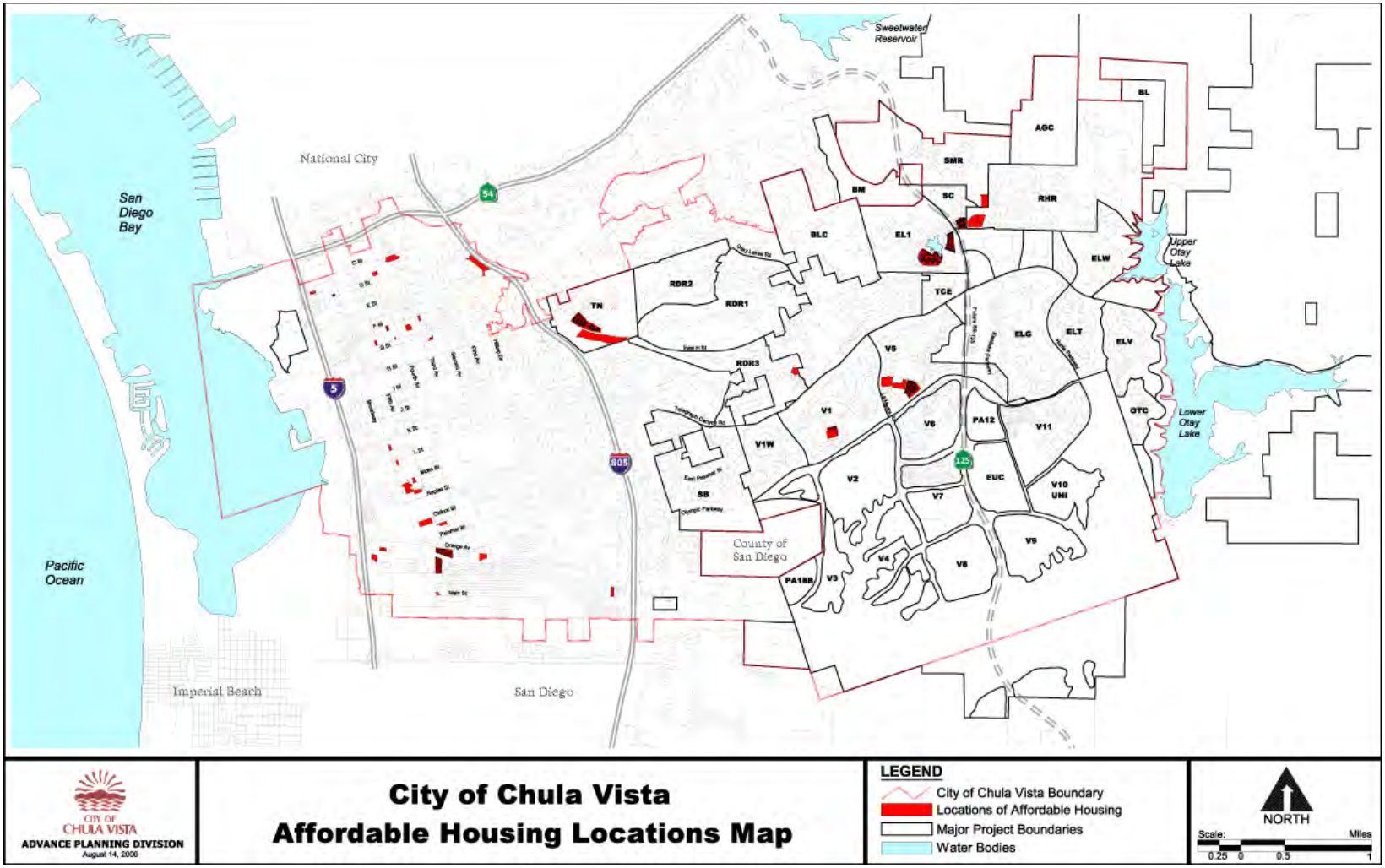

Sweetwater Reservoir
National City
San Diego Bay
Pacific Ocean
Imperial Beach
San Diego
County of San Diego
Upper Otay Lake
Lower Otay Lake
AGC
BL
SMR
BM
SC
RHR
BLC
EL1
ELW
TCE
TN
RDR2
RDR1
RDR3
V5
ELG
ELT
ELV
V1
V6
PA12
V11
OTC
V1W
V2
EUC
V10
UMI
V7
SB
V9
V4
V8
PA18B
V3
5
54
805
125
CITY OF CHULA VISTA
ADVANCE PLANNING DIVISION
August 14, 2006
City of Chula Vista
Affordable Housing Locations Map
LEGEND
City of Chula Vista Boundary
Locations of Affordable Housing
Major Project Boundaries
Water Bodies
NORTH
Scale:
Miles
0.25
0
0.5
1

Figure C-11

2.2.2 Availability of Sites Outside of Master Planned Communities

Future intensification opportunities are primarily in the eastern portion of the City within the Master Planned Communities. Opportunities outside of Master Planned Communities are primarily in western Chula Vista which encompasses the older, mostly developed portion of the City. When looking at Western Chula Vista, the discussion is segmented into three parts: vacant land capacity, infill/ intensification of developed properties under current zoning, and the "focused areas of change" whose development capacities were increased in the 2005 General Plan Update.

Vacant Lands

Vacant residential land that is not within a master planned community comprises 57.22 acres. A development potential of 366 dwelling units is estimated for these vacant lands.

Figures C-12 and C-13 indicate the location of vacant or underutilized residential land within the City that are more specifically listed in Attachment A to this Appendix.

Any of the properties zoned for single-family development could be processed at any time through a building permit. Those zoned for multi-family could be processed similarly, along with a design review application.

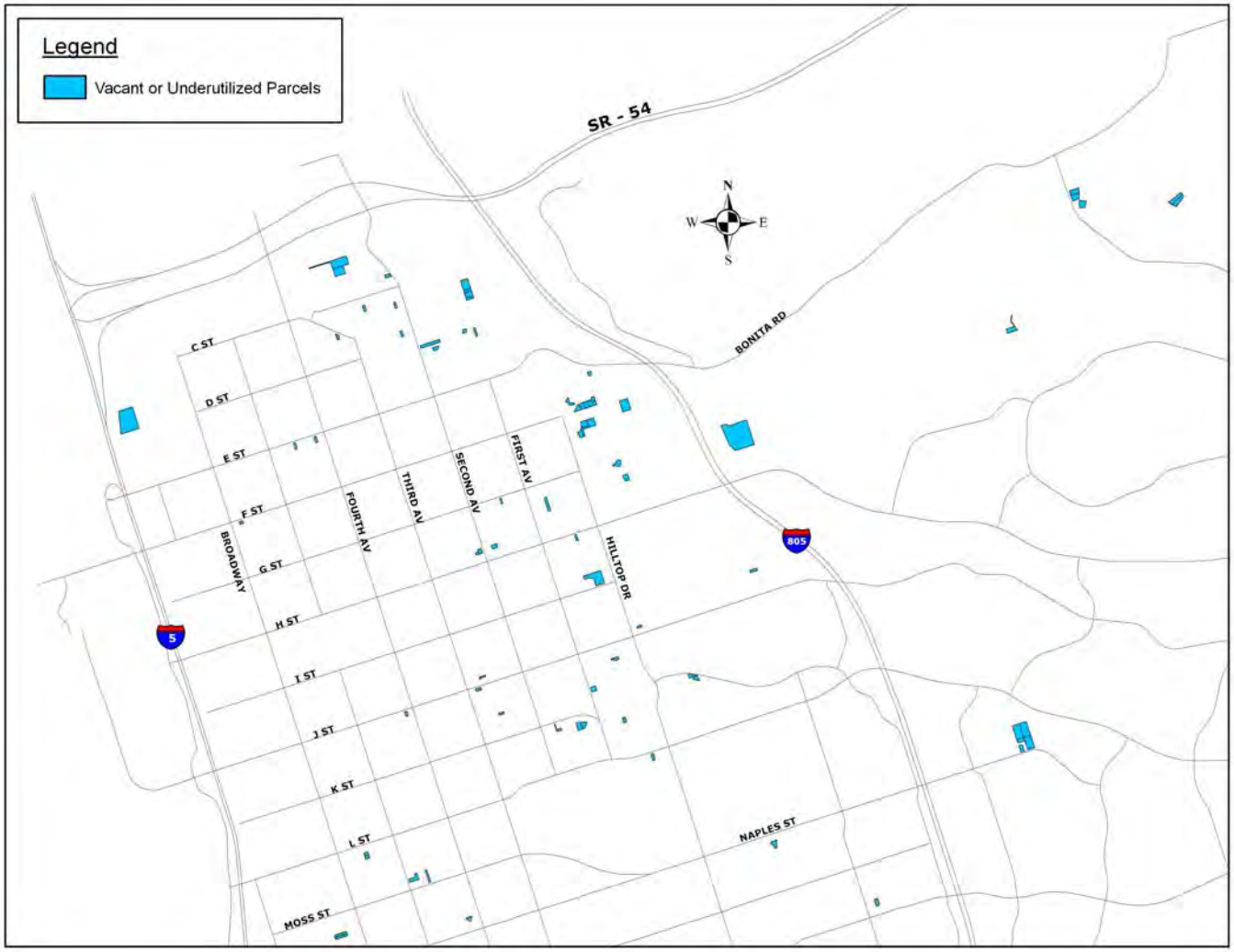

Legend
Vacant or Underutilized Parcels
SR - 54
N
W
E
S
BONITA RD
C ST
D ST
E ST
F ST
G ST
H ST
I ST
J ST
K ST
L ST
MOSS ST
BROADWAY
FOURTH AV
THIRD AV
SECOND AV
FIRST AV
HILLTOP DR
NAPLES ST
5
805

Figure C-12

Legend
Vacant or Underutilized Parcels
H ST
J ST
K ST
L ST
MOSS ST
OXFORD ST
PALOMAR ST
ORANGE AV
MAIN ST
NAPLES ST
BROADWAY
THIRD AV
HILLTOP DR
MELROSE AV
5
805
N
W
E
S

Figure C-13

Table C-5 identifies the development capacity of those vacant or underutilized lands within Western Chula Vista.

Table C-5
VACANT LANDS
CITYWIDE-CHULA VISTA

General Plan/Zoning	Acres of Vacant Land	Estimated Units
Residential Estate (up to 3 du/ac) – RE Zone	13.74	28 dwelling units
Single-Family Residential (up to 11 du/ac) – R1 Zone	36.73	191 dwelling units
One- and Two-Family Residential (up to 18 du/ac) – R2 Zone	2.40	14 dwelling units
Multi-Family Residential (up to 27 du/ac) – R3 Zone	4.35	133 dwelling units
Total	**57.22 acres**	**366 dwelling units**

Source: City of Chula Vista, 2011

Infill/ Intensification Under Existing Zoning

In addition to vacant lands, there are also a number of properties within the western Chula Vista that are zoned today for higher residential densities but are under-built, with an additional development capacity of up to 3,712 units. To determine the infill capacity of these units, each parcel was evaluated based on existing built units, compared to allowable zoning capacity per the Zoning Code. The net difference reflects the infill capacity potential based on existing land entitlements. However, many of these areas are within existing stable single family neighborhoods that are unlikely to redevelop at their maximum density during the time period covered by this Housing Element. Therefore, this potential is therefore not reflected in the capacity analysis shown in Table C-3. A comprehensive summary of these potential infill/intensification units is provided in Appendix H.

Focused Areas of Change

The Land Use Element of the General Plan identifies the City's desire to increase urban vitality and pursue infill/redevelopment for the western Chula Vista Area to enhance its emergence as a dynamic hub of south San Diego County. To this end, the City has made significant revisions to the General Plan Land Use Element to allow for residential and mixed use development in the City's key corridor and activity centers, identified as "focused areas of change."

The Land Use Element distributes more intensive residential and mixed use development to these designated areas where higher density and higher intensity development will establish mixed use urban environments that are oriented to transit and pedestrian activity.

- General Plan Update – One of the major General Plan Land Use Element changes was to add new land use classifications including Mixed-Use Residential and Urban Core Residential, whose allowable gross densities range from 28-60 dwelling units/acre in order to promote compact development and aid future affordability.

  Given the broad nature of General Plans, the identification and analysis of associated future residential and other development capacity was conducted at a "district" level. Figures C-14 and C-15 show the names and locations of each of those districts (within the Northwest and Southwest Planning Areas respectively), along with the net additional residential capacities within each. Table C-7 identifies the densities associated with that capacity.

  Given that the street grid is already established in western Chula Vista, the capacities in Table C-7 were based largely on new land area, and multiplied by maximum densities of 28, 40 or 60 dwelling units per acre dependant upon the district. This approach also enabled better identification of cumulative potential public facility and service demands and environmental impacts. In the case of Mixed-Use areas, yields were calculated using only that portion of the area assumed for residential development. As General Plan level densities, these are assumed as an average across the district, and it is possible through subsequent zoning that individual projects on particular sites may exceed these.

- Urban Core Specific Plan (UCSP)– Consistent with the vision and densities of the 2005 General Plan, the City has adopted the Urban Core Specific Plan (UCSP) that establishes the zoning, development standards, and design guidelines necessary for development to proceed within the Urban Core area. Figure C-16 shows the zoning districts affecting properties within the Urban Core. Table C-7 summarizes the more intensive zoning standards what will allow the General Plan densities to be realized.

Palomar Gateway Specific Plan (PGSP) –Currently the City is sponsoring the development of the Palomar Gateway Specific Plan (PGSP) (Figure C-17) that includes a Mixed-Use Transit Focus Area (TFA) directly west of the Palomar Trolley Station, higher residential intensity, a neighborhood park and retail to the south of the TFA. The goal of the PGSP is to provide for additional housing and mixed-uses that take advantage of a major transit station within walking distance of residents.

With regard to estimated housing production in western Chula Vista within this Element's timeframe, a thorough land use analysis was conducted as part of the General Plan Update process to evaluate the development potential for these focus areas of change. The methodology utilized to conduct this analysis included a detailed site analysis of the properties within the City's UCSP and PGSP. The UCSP and PGSP were identified as the areas within Chula Vista with the greatest potential for growth. The methodology evaluated infrastructure availability, current market interest in high-density residential development, recent development applications and the existence of older commercial developments that currently are inconsistent with market demands.

Table C-6
WESTERN CHULA VISTA PLANNING AREAS
DEVELOPMENT CAPACITIES[1]

District/Focus Area	Density Range				Potential Units[2]
	27 du/ac	30 du/ac	40-60 du/ac	60-115 du/ac	
Northwest Planning Area	219		5,168		5,421 units
Southwest Planning Area	700	1,340	600		2,640 units
Bayfront Planning Area				1,500	1,500 units

Notes:
[1] Planning Areas are defined in the City of Chula Vista General Plan, Chula Vista Vision 2020, adopted December 2005.
[2] Potential units represent development potential based upon land use designations and existing development with each Planning Area.

Source: City of Chula Vista, 2005 & 2011

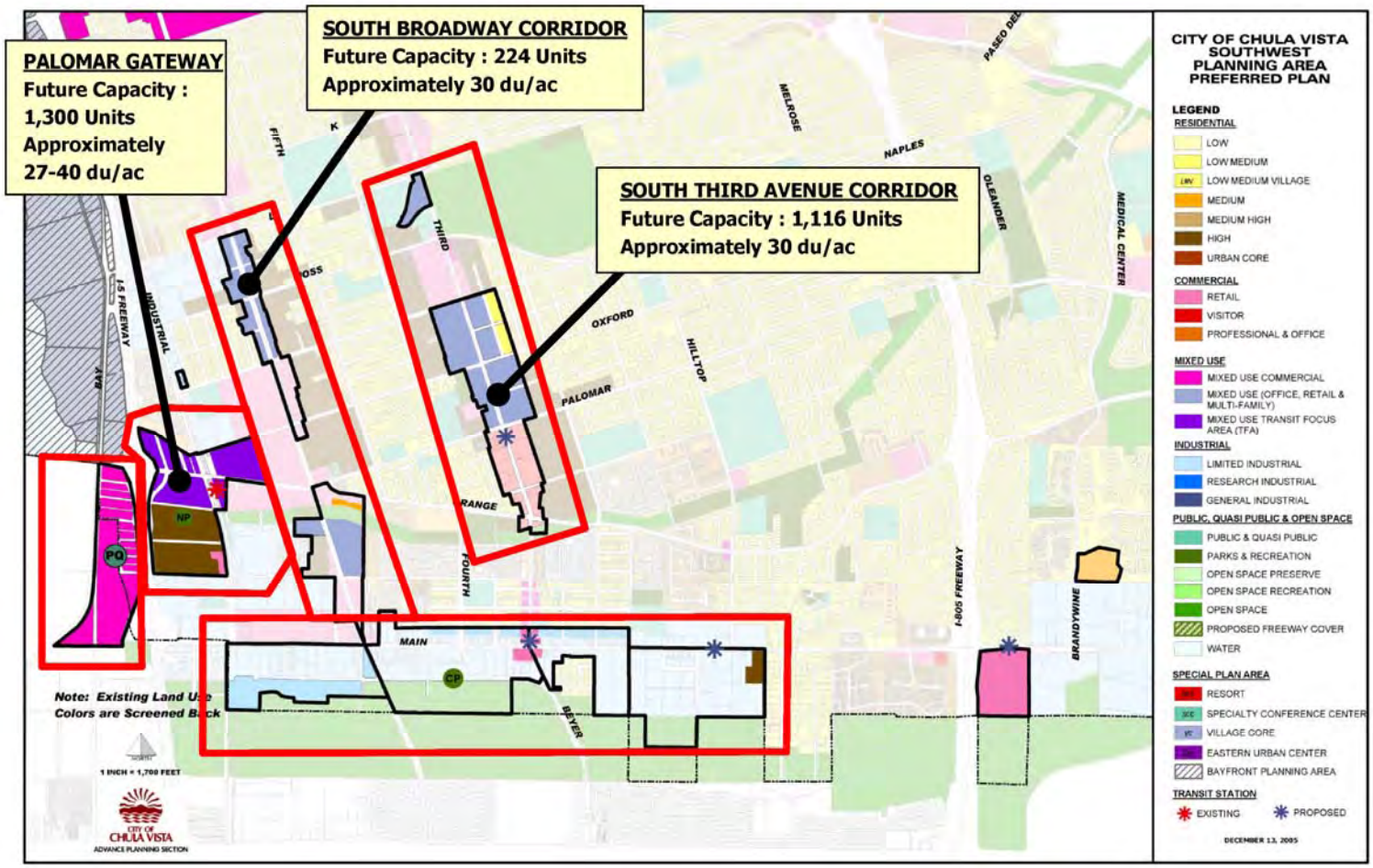

PALOMAR GATEWAY
Future Capacity :
1,300 Units
Approximately
27-40 du/ac
SOUTH BROADWAY CORRIDOR
Future Capacity : 224 Units
Approximately 30 du/ac
SOUTH THIRD AVENUE CORRIDOR
Future Capacity : 1,116 Units
Approximately 30 du/ac
CITY OF CHULA VISTA
SOUTHWEST
PLANNING AREA
PREFERRED PLAN
LEGEND
RESIDENTIAL
LOW
LOW MEDIUM
LOW MEDIUM VILLAGE
MEDIUM
MEDIUM HIGH
HIGH
URBAN CORE
COMMERCIAL
RETAIL
VISITOR
PROFESSIONAL & OFFICE
MIXED USE
MIXED USE COMMERCIAL
MIXED USE (OFFICE, RETAIL & MULTI-FAMILY)
MIXED USE TRANSIT FOCUS AREA (TFA)
INDUSTRIAL
LIMITED INDUSTRIAL
RESEARCH INDUSTRIAL
GENERAL INDUSTRIAL
PUBLIC, QUASI PUBLIC & OPEN SPACE
PUBLIC & QUASI PUBLIC
PARKS & RECREATION
OPEN SPACE PRESERVE
OPEN SPACE RECREATION
OPEN SPACE
PROPOSED FREEWAY COVER
WATER
SPECIAL PLAN AREA
RESORT
SPECIALTY CONFERENCE CENTER
VILLAGE CORE
EASTERN URBAN CENTER
BAYFRONT PLANNING AREA
TRANSIT STATION
EXISTING
PROPOSED
DECEMBER 13, 2005
1 INCH = 1,700 FEET
CITY OF CHULA VISTA
ADVANCE PLANNING SECTION
I-5 FREEWAY
INDUSTRIAL
FIFTH
K
THIRD
OSS
OXFORD
PALOMAR
HILLTOP
RANGE
FOURTH
MAIN
BEYER
MELROSE
NAPLES
OLEANDER
MEDICAL CENTER
I-805 FREEWAY
BRANDYWINE
NP
PO
CP

Figure C-14

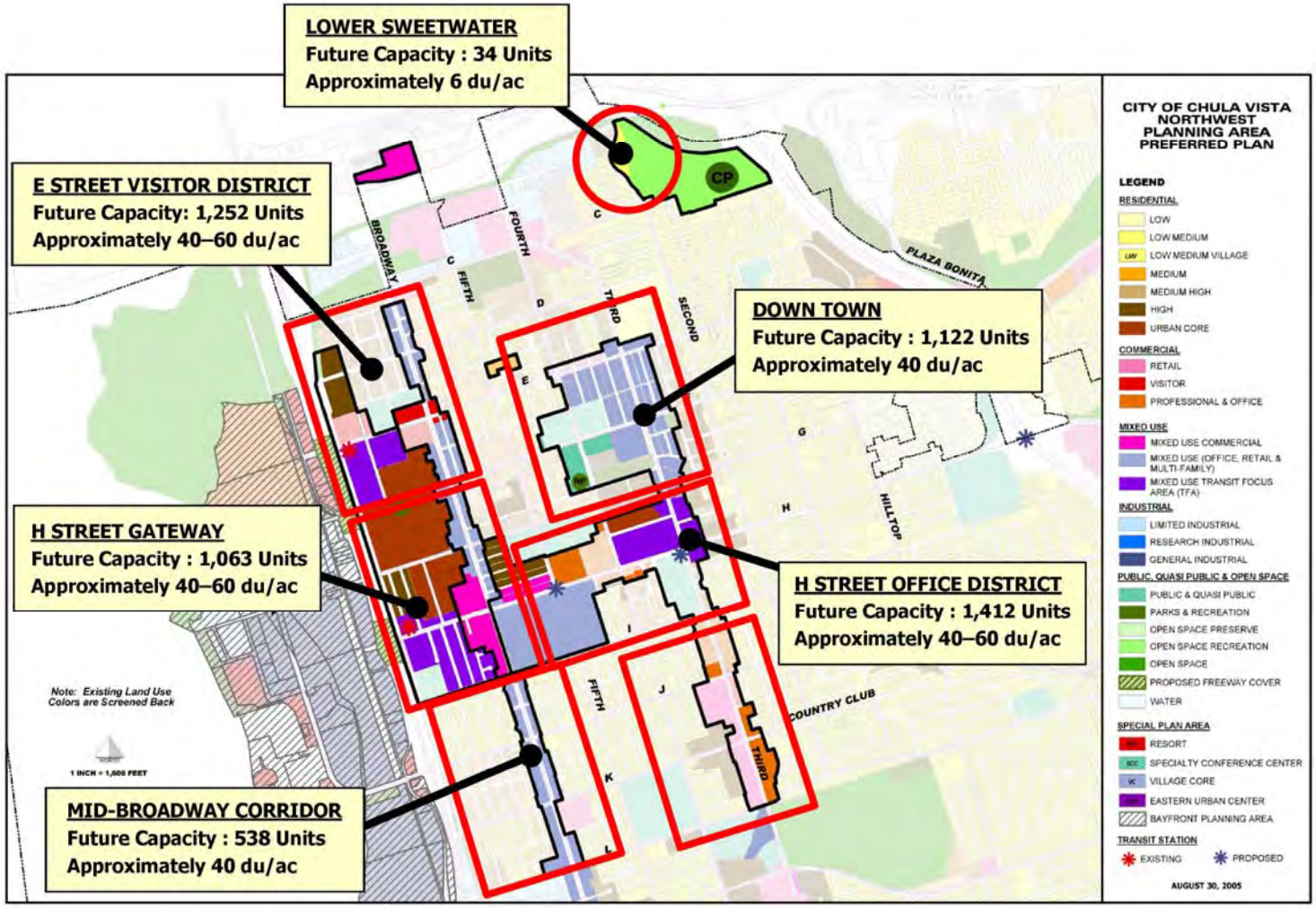

LOWER SWEETWATER
Future Capacity : 34 Units
Approximately 6 du/ac
E STREET VISITOR DISTRICT
Future Capacity: 1,252 Units
Approximately 40–60 du/ac
DOWN TOWN
Future Capacity : 1,122 Units
Approximately 40 du/ac
H STREET GATEWAY
Future Capacity : 1,063 Units
Approximately 40–60 du/ac
H STREET OFFICE DISTRICT
Future Capacity : 1,412 Units
Approximately 40–60 du/ac
MID-BROADWAY CORRIDOR
Future Capacity : 538 Units
Approximately 40 du/ac
Note: Existing Land Use Colors are Screened Back
1 INCH = 1,600 FEET
BROADWAY
FIFTH
FOURTH
THIRD
SECOND
PLAZA BONITA
HILLTOP
COUNTRY CLUB
CP
CITY OF CHULA VISTA NORTHWEST PLANNING AREA PREFERRED PLAN
LEGEND
RESIDENTIAL
LOW
LOW MEDIUM
LOW MEDIUM VILLAGE
MEDIUM
MEDIUM HIGH
HIGH
URBAN CORE
COMMERCIAL
RETAIL
VISITOR
PROFESSIONAL & OFFICE
MIXED USE
MIXED USE COMMERCIAL
MIXED USE (OFFICE, RETAIL & MULTI-FAMILY)
MIXED USE TRANSIT FOCUS AREA (TFA)
INDUSTRIAL
LIMITED INDUSTRIAL
RESEARCH INDUSTRIAL
GENERAL INDUSTRIAL
PUBLIC, QUASI PUBLIC & OPEN SPACE
PUBLIC & QUASI PUBLIC
PARKS & RECREATION
OPEN SPACE PRESERVE
OPEN SPACE RECREATION
OPEN SPACE
PROPOSED FREEWAY COVER
WATER
SPECIAL PLAN AREA
RESORT
SPECIALTY CONFERENCE CENTER
VILLAGE CORE
EASTERN URBAN CENTER
BAYFRONT PLANNING AREA
TRANSIT STATION
EXISTING
PROPOSED
AUGUST 30, 2005

Figure C-15

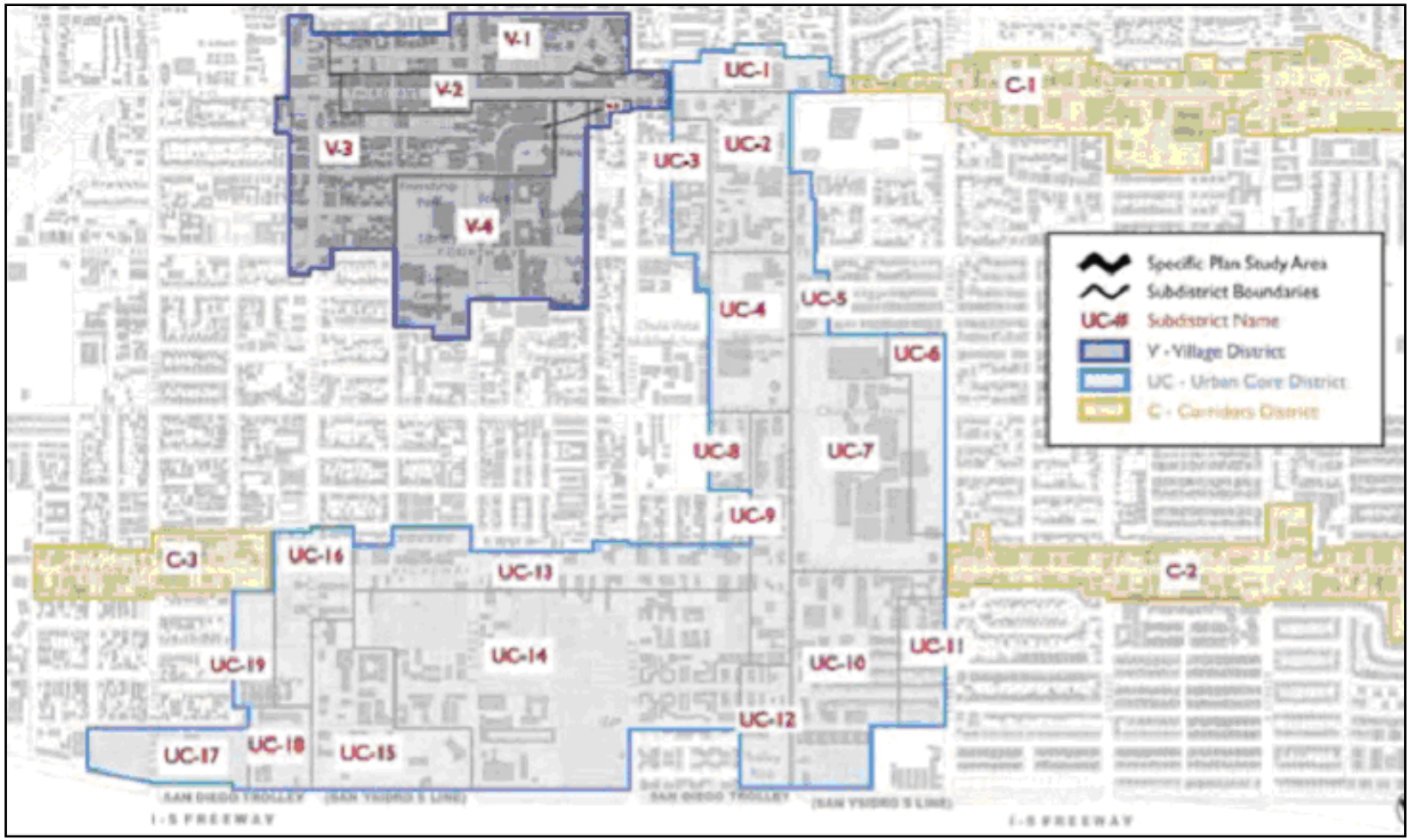

V-1
V-2
V-3
V-4
UC-1
UC-2
UC-3
UC-4
UC-5
UC-6
UC-7
UC-8
UC-9
UC-10
UC-11
UC-12
UC-13
UC-14
UC-15
UC-16
UC-17
UC-18
UC-19
C-1
C-2
C-3
Specific Plan Study Area
Subdistrict Boundaries
UC-# Subdistrict Name
V - Village District
UC - Urban Core District
C - Corridors District
SAN DIEGO TROLLEY (SAN YSIDRO S LINE)
I-5 FREEWAY

Figure C-16

2.3 Availability of Public Services and Facilities

At the core of the City of Chula Vista's Growth Management Program, lie Threshold Standards imposed to assure adequate infrastructure and services are in place as development occurs, and to control the rate of growth. Therefore, prior to the approval of future residential development, the provision of adequate infrastructure is a required finding. Chula Vista currently has adequate public services and facilities to serve all new residential development that may occur throughout the City. Additionally, fees are collected for new and infill development to maintain Threshold Standards.

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3.0 FINANCIAL RESOURCES

Chula Vista has access to a variety of existing and potential funding sources available for affordable housing activities. The following section describes the key local, state, County and federal resources currently used in Chula Vista to fund affordable housing programs as well as social and community development activities within the city.

3.1 Federal Resources

Federal resources available to support development, rehabilitation, and subsidy of affordable and foreclosed housing in Chula Vista include:

Community Development Block Grant (CDBG) Funds
The CDBG program provides funds for community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation of housing, homeownership assistance, and clearance activities. Approximately $1,813,779 in CDBG funds was approved for the 2010-2011 fiscal year for housing and community development activities. Current programs and activities supported that provide assistance to households needing affordable housing, specifically households with special needs, include:

- Shared housing services;
- Landlord tenant assistance;
- Fair housing services; and,
- Street improvements in low income residential neighborhoods.

HOME Funds
The HOME Investment Partnerships Act (HOME) program is a flexible grant program, which is awarded to the City on a formula basis for housing activities and takes into account local market conditions, inadequate housing, poverty, and housing production costs. Its purpose is to expand the supply of decent, safe, sanitary, and affordable housing for very-low and low-income families and households. Eligible activities include acquisition, construction, reconstruction and/or rehabilitation of affordable rental or for-sale housing. Tenant based rental assistance, property acquisition, site improvements, and other expenses relation to the provision of affordable housing and/or special needs housing may also qualify under the HOME program. The City of Chula Vista has

approximately $877,482 available during FY2011-12 through the HOME program.

In the recent past, HOME funds have been used to fund the following services:

- New construction of rental housing;
- Down payment assistance; and,
- Tenant based rental assistance.

Emergency Shelter Grants:
This federally funded program is for use by states, metropolitan cities, and urban counties for the rehabilitation or conversion of buildings for use as emergency shelters and for homeless prevention activities. The City of Chula Vista received approximately $87,827 for the FY2010-11. The City provides funding to South Bay Community Services and its operation and services of emergency housing.

Neighborhood Stabilization Act
The federal Neighborhood Stabilization Act of 2008 authorized the Department of Housing and Urban Development (HUD) to issue $7.5 billion in grants and $7.5 billion in no-interest loans to states for the purchase, sale, and rehabilitation of vacant foreclosed homes. Of the total allocation, $20 to 50 million will be available for disbursement throughout California by the State Department of Housing and Community Development. Approximately $2,830,000 million was allocated to Chula Vista.

The table below identifies the distribution of original allocation of NSP funds, and the intended use of an approximate amount of $2,000,000 in projected revenue:

Table C-7
Neighborhood Stabilization Program Funds

Activity	Targeted Uses	Original Grant Allocation	Program Income	Total Allocation
Administration (up to 10% NSP Allocation)	Program administration and on-going monitoring	$283,008	$100,000	$383,008
Assist in the Purchase and Rehabilitation of foreclosed properties for rental housing	Households at or below 50% of Area Median Income	$1,000,000	$750,000	$1,750,000
Down Payment and Closing Cost Assistance & Acquisition/ Rehabilitation/Resell program to assist first time homebuyers to purchase foreclosed properties	Households earning at or below 120% of Area Median Income	$1,547,064	$1,150,000 *($762,859 already expended)*	$2,697,064
Total Allocation		$2,830,072	$2,000,000	$4,830,072

Mortgage Credit Certificate Program

The Mortgage Credit Certificate Program, authorized by Congress in the Tax Reform Act of 1984, provides financial assistance to "First time homebuyers" for the purchase of new or existing singlefamily home. In 1985, the State adopted legislation authorizing local agencies, such as San Diego County, to make Mortgage Credit Certificates (MCCs) available. San Diego County MCC authority can be used in all cities as well as the unincorporated areas of the county.

Chula Vista continues 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 City's Housing Division to the County. During the 2005-2010 Housing Element period 62 households became new homeowners in Chula Vista utilizing the MCC program which entitled them to take a federal income tax credit of fifteen to twenty percent (15% to 20%) of the annual interest they pay on their home mortgage and increasing their qualified maximum loan amount.

3.2 State and Local Resources

There are a variety of state and local resources that have been used for housing development and rehabilitation for homeowners and renters as well as community development programs. Some of the resources detailed in Table C-10, Financial Resources for Housing Activities, have been used by the City of Chula Vista to expand affordable housing opportunities in the City. With the dissolution of redevelopment in February 2012 and shrinking of governmental funds, fewer resources will be available in the future to accomplish the Housing goals, policies and programs set forth in this Housing Element. Two of those resources are described in more detail below.

Redevelopment Set-Aside Funds

Previously, Redevelopment Agencies were required to direct a minimum of 20 percent of all gross tax increment revenues generated within its Project Areas to a separate fund to be used exclusively for the preservation, improvement, and expansion of the low and moderate income housing supply within the community. Redevelopment Set-Aside funds represented the primary funding source for local jurisdictions to provide for affordable housing for low and moderate income households within their community. On an annual basis, approximately $3 million was deposited by Chula Vista's Redevelopment Agency into the Low-Moderate Income Housing Fund for eligible housing activities.

In accordance with AB X1 26, as of February 1, 2012, redevelopments agencies in California are dissolved and revenues were returned to the State of California through successor agencies. Any unencumbered funds in the Low and Moderate Income Housing Fund as of February 1, 2012, approximately $5 million, were provided to the County for distribution to the taxing agencies as

property tax in accordance with State Law (Section 34176).

The Housing Authority, as a successor housing agency, anticipates receiving repayment on any loans outstanding from the Low and Moderate Income Housing Set-Aside funds. Loan repayments total approximately $5 million. Loans provided for the development of the affordable housing developments will be repaid as stipulated within the associated loan agreements and are expected to be paid over the life of the loans, typically 55 years. Loan repayments will be used by the Housing Authority to enforce and monitor existing terms and conditions associated with the loan and to create new housing opportunities as funds allow.

Table C-8
HOUSING FUND REVENUES – LOAN REPAYMENTS
2013-2020

Project Name/Debt Obligation	Description	Total Outstanding Debt/Obligation	Payment Due
LMIHF Loan for SERAF	Loan to Agency for SERAF	4,310,013	No schedule for repayment
Cordova Village	Residual receipts loan for 40 unit rental housing	478,280	2052
Harvest Ridge	Residual receipts loan for 91 unit rental housing	1,477,491	2058
Los Vecinos	Residual receipts loan for 41 unit rental housing	5,680,000	2064
Brisa del Mar	Residual receipts loan for 106 unit rental housing	1,500,000	2060
Landings II	Residual receipts loan for 141 unit rental housing	4,000,000	2065
Park Village	Loan for 28 unit rental housing	350,000	2021
Rancho Buena Vista	Residual receipts loan for 150 unit rental housing	1,000,000	2060
SBCS-Trans Housing	Residual receipts loan for 1 unit rental housing	51,100	No schedule for repayment
Silvercrest	Loan for 74 unit rental housing	275,250	2015
St. Regis	Residual receipts loan for 119 unit rental housing	1,387,152	2053
Sunrose	Residual receipts loan for 180 unit rental housing	2,922,509	2058
Town Center Manor	Residual receipts loan for 40 unit rental housing	744,291	No schedule for repayment
Trolley Terrace	Residual receipts loan for 40 unit rental housing	373,000	2054
TOTAL		$24,549,086	

Table C-9 summarizes other available resources to achieve the housing goals, objectives, policies, and program actions in this Housing Element.

Table C-9
SUMMARY OF RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF CHULA VISTA

Program	Description	Eligible Activities
Local Resources		
City/Agency Owned Land	If available and appropriate, the City of Redevelopment Agency may utilize owned land for housing development	• Housing • Community Facilities
San Diego Regional Mortgage Credit Certificate (MCC) Program	The San Diego Regional Mortgage Credit Certificate Program allows qualified first-time homebuyers to reduce their federal income tax by up to 20 percent of the annual interest paid on a mortgage loan. An MCC may only be used to purchase single-family detached homes, condominiums, and townhomes.	• Homebuyer Assistance
State Resources		
CHFA California Housing Finance Agency	CHFA sells tax-exempt bonds to provide below-market loans to first time homebuyers. Program is operated via participating lenders that originate loans purchased by CHFA	• Homebuyer Assistance
LIHTC Low Income Housing Tax Credit	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, of which the proceeds are utilized for housing development	• Rehabilitation • New Construction • Acquisition
Tax Credit for Low-Income Rental Housing Program	Provides tax credits for owners of or investors in low-income rental housing. Tax credits are available for use of 10-year period. Tax credits are typically sold to investors to help finance initial development of a project	• New Construction • Rehabilitation

Table C-9
SUMMARY OF RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF CHULA VISTA

Program	Description	Eligible Activities
Acquisition and Rehabilitation	A component of the Multi-family Housing Program. Acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated.	• Acquisition Loans • Construction/Rehab Loans • Long-Term Loans • Rent Subsidies
CHFADownpayment Assistance Program (CHDAP)	Provides deferred-payment loan for 3 % of purchase price or appraised value, which ever is less to be used for down payment of closing costs.	• Downpayment Assistance
CHFA Affordable Housing Partnership Program (AHPP)	Provides below market rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as downpayment assistance or closing cost assistance.	• Acquisition Loans • Long-Term Loans
Cal-Vet Home Loan Program	Program provides low downpayment (2%) below market interest rates to qualified active duty personnel and veterans. Financing through bond funding at no cost to the tax payer. 1% loan origination fee paid by buyer or seller.	• Acquisition Loans • Construction/Rehab Loans • Long-Term Loans
CalHome Program	Grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans; direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.	• Grants • Construction/Rehab Loans • Acquisition Loans
CalPers Member Home Loan Program	Offers eligible CalPers members a variety of benefits in purchasing or refinancing a home.	• Acquisition Loans • Downpayment Assistance • Long-Term Loans
Emergency Housing Assistance Program	Provides funds for acquisition, construction, or rehabilitation of sites for emergency shelters and transitional housing for homeless persons.	• Acquisition Loans • Construction/Rehab Loans • Business Loans

Table C-9
SUMMARY OF RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF CHULA VISTA

Program	Description	Eligible Activities
Mobilehome Park Resident Ownership Program	Provides loans for preservation of affordable mobilehome parks by conversion from private ownership to ownership or control by resident organizations, non-profit housing sponsors, or local public agencies.	• Acquisition Loans • Long-Term Loans
Predevelopment Loan Program	Provides predevelopment loans for projects with five or more units of new construction, acquisition or acquisition and rehab to non-profit sponsors.	• New Rental Housing • Preservation of • Affordable Housing • Rehab of Apartments • Acquisition
School Facility Fee Downpayment Assistance Program	This program may entitle you to direct down payment assistance if you are purchasing a newly constructed single family home in California.	• Downpayment Assistance
Federal Resources		
CDBG	Entitlement program that is award to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities.	• Sec.108 loan repayment • Historic preservation • Admin and Planning • Code Enforcement • Public Facilities Improvement • Housing Activities
HOME	Grant program for housing. Program intent is to expand the supply of decent safe and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, local governments, non-profit and for-profit housing entities to finance, build/rehab and manage housing for lower income owners and renters	• Multi-family Acquisition/Rehab • Single-Family • CHDO Assistance • Administration
Section 8	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay a percentage of their adjusted income toward rent.	

Table C-9
SUMMARY OF RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF CHULA VISTA

Program	Description	Eligible Activities
Section 202	Grants to non-profit developers of supportive housing for the elderly	
Section 811	Grants to non-profit developers for supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities	• New Rental Housing • Rehab of Apartments • Social Services • Acquisition • Group Homes/ Congregate Care
Section 108 Loans	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdiction must pledge its future CDBG allocations for loan repayment.	
Section 203 (k) Rehabilitation Mortgage Insurance	Provides mortgage insurance for acquisition and rehab of 1-4 family houses for owner-occupants or investors. Owner-occupants and non-profits pay 3% down-payment; investors' down payment is 4%, plus 15% in escrow until house is sold.	• Acquisition Loans • Construction/Rehab Loans • Loan Guarantee • Long-Term Loans
207/223(f) Mortgage Insurance for Purchase/ Refinance	Mortgage insurance for purchase or refinance of existing multifamily projects.	• New Rental Housing Operation • Administration • Acquisition
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects.	• Rehab of Apartments • Energy Conservation
Continuum of Care for Homeless Persons	Provides grants/rent assistance to assist the homeless through a combined NOFA for 3 programs: Supportive Housing, Sec. 8 SRO, and Shelter Plus Care. These programs provide services and transitional or permanent housing for homeless persons.	• Grants Rent Subsidies
FDIC Affordable Housing Program	Sell homes and multifamily property to provide homes for very low-, low- and moderate-income households.	• Grants

Table C-9
SUMMARY OF RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF CHULA VISTA

Program	Description	Eligible Activities
Fair Housing Initiatives Program	Provides grants for projects and activities that enforce and enhance Fair Housing Act compliance. Funding includes $ education and outreach, $ private enforcement, $and new or existing fair housing organizations.	• Grants
Flexible Subsidy Program	Provides operating assistance and capital improvement loans to federally- aided financially-troubled multifamily housing projects. Some funding is set- aside for projects under the Low-Income Housing Preservation program.	• Construction/Rehab Loans • Long-Term Loans
John Heinz Neighborhood Development Program	Provides grants to non-profit community development organizations to leverage funds from local sources to implement neighborhood development projects, including development of new housing and rehabbing existing housing.	• Grants
Sec. 202 Supportive Housing for the Elderly	Provides capital grants and operating subsidies for supportive housing for the elderly.	• Grants • Rent Subsidies • Construction/Rehab • Loans • Long-Term Loans
Private Resources		
Federal National Mortgage Association (Fannie Mae)	A variety of homebuyer assistance, rehab assistance, minority assistance programs are available.	• Homebuyer Assistance • Rehab Assistance • Minority Homeownership Assistance
CCRC – California Community Reinvestment Corporation	Non-profit mortgage banking consortium that pools resources to reduce lender risk in finance of affordable housing. Provides long term debt financing for affordable multi-family rental housing	• New Construction • Rehabilitation • Acquisition
FHLB – Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	• New Construction • Expand Home Ownership to Lower Income Persons

Table C-9
SUMMARY OF RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF CHULA VISTA

Program	Description	Eligible Activities
Affordable Housing Financing	Bank of America offers a large volume of traditional and special loan products to first time homebuyers, non-profit and for-profit corporations and Public Housing Agencies.	• Acquisition Loans • Construction/Rehab Loans • Downpayment Assistance • Equity Investment • Long-Term Loans • Predevelopment/Interim Finance • Technical Assistance
Alt 97 Mortgage	Alternatives for Borrowers with Limited Cash for Down Payment	• Acquisition Loans • Downpayment • Assistance
Enterprise Mortgage Investments, Inc.	Provides reasonably-priced, long-term mortgages, streamlined processing and 90% loan to value to for-profit and non-profit community organizations. EMI underwrites and services loans.	• Acquisition Loans • Construction/Rehab Loans • Long-Term Loans
Community Reinvestment Act Loan Program	Provides real estate construction financing, small business loans, consumer loans.	• Acquisition Loans • Business Loans • Predevelopment/Interim Finance • Construction/Rehab Loans
Mercy Loan Fund	Makes loans to non-profit housing developers for projects in which conventional financing is not available or not affordable and promotes innovative and effective financing arrangements.	• Acquisition Loans • Technical Assistance • Predevelopment/Interim Finance • Construction/Rehab Loans • Long-Term Loans
Multifamily Affordable Financing Program	Originates construction/rehab/acquisition/bridge loans to finance qualified multifamily projects and subdivisions that serve individuals earning 80% or less of area median income.	• Acquisition Loans • Construction/Rehab Loans • Long-Term Loans

Table C-9
SUMMARY OF RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF CHULA VISTA

Program	Description	Eligible Activities
San Diego Housing Trust Fund	Provides low-interest loans to projects developing and preserving affordable housing, primarily as gap funds.	• Acquisition Loans • Construction/Rehab Loans • Downpayment Assistance • Equity Investment • Long-Term Loans • Predevelopment/Interim Finance
Kresge Foundation	Challenge grants for building construction or renovation projects, purchase of real estate, grants generally to tax-exempt institutions.	• Grants
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or for very low-, low- and moderate-income households and/or to finance the purchase, construction or rehabilitation of rental housing.	• Construction/Rehab Loans • Grants • Long-Term Loans • Technical Assistance
BankAmerica Foundation	Support for community development is the greatest priority for grant-making, emphasizing affordable housing, community economic development and capacity building for organizations working in those fields.	• Grants
Downpayment Assistance Rebates	Lender will rebate homeowners part of the real estate commission paid to the selling agent	• Acquisition • Mobile Home Park Purchase Assistance • New For-Sale Housing
FHLB Affordable Housing Program	Bank of America Community Development Bank sponsors applications to the Federal Home Loan Bank (FHLB) Affordable Housing Program for grants used in the development of qualified single-family and multi-family projects that serve individuals/families with Section 8 vouchers.	• New For-Sale Housing • New Rental Housing • Rehab of Apartments • Rehab of Owner-Occupied Housing • Acquisition

Table C-9
SUMMARY OF RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF CHULA VISTA

Program	Description	Eligible Activities
National Homebuyers Fund (MCC) and Platinum Program	Mortgage Credit Certificate allows low-to moderate-income homebuyers to claim a credit for a portion of the mortgage interested paid annually. The Platinum program provides down payment assistance in conjunction with the purchase of a primary residence in California.	• Loans

Source: California Department of Housing and Community Development.

4.0 SUSTAINABILITY & CONSERVATION

The City of Chula Vista has been a nationally-recognized local government leader in promoting environmental sustainability within its municipal operations and throughout the community. The City's diverse sustainability initiatives include policies and programs focusing on energy and water conservation, materials management and recycling, storm water pollution prevention, alternative transportation, habitat preservation, environmental education, and "green" economic development. These sustainability initiatives, developed in partnership with other public agencies and local stakeholder groups, provide numerous community co-benefits such as utility savings, better air and water quality, reduced traffic congestion, local job creation, and improved quality of life. The City's Resource Conservation Commission provides a forum for ongoing public input and transparency for the sustainability initiatives' implementation as well.

In particular, Chula Vista has been successfully implementing a Climate Action Plan since the late 1990s to address the threat of climate change to the local community. The Climate Action Plan, which originally was adopted by City Council in 2000, was updated in 2008 to include 7 additional climate "mitigation" measures designed to reduce greenhouse gas emissions. In 2011, these measures were complemented by 11 new climate "adaptation" strategies designed to reduce Chula Vista's vulnerability to expected local climate change impacts. The 18 total climate actions, which are outlined below, include measures to improve energy and water efficiency, expand renewable energy systems, mitigate urban heat island effects, convert to more fuel efficient and alternative fuel vehicles, and design transit-friendly, walkable communities. These efforts also align with new state legislation such as Assembly Bill 32 (Global Warming Solutions Act of 2006) and its companion bill, Senate Bill 375.

#	CLIMATE MITIGATION	#	CLIMATE ADAPTATION
1	100% Clean Municipal Fleet	1	Cool Paving Standards
2	100% Clean City-Contracted Fleets	2	Shade Tree Policy
3	Business Energy Evaluations	3	Cool Roof Standards
4	Green Building Standards	4	Onsite Water Reuse
5	Home Energy Upgrades	5	Storm Water Prevention & Reuse
6	Smart Growth at Trolley Stations	6	Education & Wildfires
7	Turf Lawn Removal	7	Extreme Heat Plans
	----------	8	Open Space Management
	----------	9	Wetlands Preservation

#	CLIMATE MITIGATION	#	CLIMATE ADAPTATION
	----------	10	Sea Level Rise Regulations
	----------	11	Green Economic Development

Energy and water conservation are a core component to the City's Climate Action Plan. Both resources are vital to maintaining and improving the community's quality of life and economic development. As outlined within the Housing Element, the City promotes the efficient use of energy and water to reduce long term operational costs of housing (see HE Objective H-2). By reducing operational costs, housing becomes more affordable to the property owner and/or residents.

The following programs are implemented by the City and/or its regional partners to support the Housing Element's sustainability goals:

California Solar Initiative
The California Public Utilities Commission is providing incentives to businesses, nonprofit organizations, public agencies, and homeowners to help lower their energy costs, reduce their reliance on fossil fuel-fed power plants, and create a sustainable energy future through the use of solar technology. This program funds both solar photovoltaics (PV), as well as solar thermal generating technologies.

California Solar Initiative (CSI) – Solar Photovoltaic
The CSI-PV program offers incentives to San Diego Gas & Electric customers for installing solar photovoltaic systems on residential and commercial buildings. While the incentive varies by building type and enrollment levels, the CSI-PV Program is designed to cover approximately 13 percent of the cost for a residential solar energy system. The CSI-PV program is administered in the San Diego area by the California Center for Sustainable Energy.

California Solar Initiative (CSI) - Thermal-Solar Water Heating
The CSI-Thermal program offers cash rebates to San Diego Gas and Electric customers of up to $1,875 for installing solar water heating systems on single-family homes and up to $500,000 on multi-family homes. Systems can offset up to 75 percent of the natural gas, electricity, or propane used by most current water heaters. The CSI-Thermal program is administered in the San Diego area by the California Center for Sustainable Energy.

Multifamily Affordable Solar Homes (MASH)
The Multifamily Affordable Solar Homes program provides higher incentives ($1.90 to $2.80 per watt) to offset the project costs of installing photovoltaic systems on multifamily affordable housing buildings in California. The MASH program is administered in the San Diego area by the California Center for Sustainable Energy.

Single family Affordable Solar Homes (SASH)
The Single-family Affordable Solar Homes program provides low income families with free or low-cost solar photovoltaic systems, which significantly reduces household energy expenses and allows families to direct those savings toward other basic needs. The SASH program is administered statewide by GRID Alternatives. In addition to being the primary system installer GRID Alternatives also provides education and access to energy efficiency programs, which further reduces a household's energy consumption and expenses.

Chula Vista Local Government Partnership
The Chula Vista Local Government Partnership is a collaboration between the City, San Diego Gas & Electric, and the California Public Utilities Commission to "institutionalize" energy efficiency into municipal programs, policies, and projects. The Local Government Partnership provides funding for the following housing-related components:

Home Upgrade, Carbon Downgrade
A program to facilitate home energy and water upgrades within existing building stock through community outreach, home energy assessments, contractor trainings, and financing tools. The program complements the statewide Energy Upgrade California program (see below).

Sustainable Communities
A program to promote sustainable building construction and community planning initiatives through municipal code revisions, development-related policy changes, permit process streamlining, and education of contractors and permit applicants.

Chula Vista NatureScape Program
The NatureScape program, administered by the City of Chula Vista, assists residents and businesses in creating water-efficient, nature-friendly landscaping through free technical assistance and community workshops. The program also certifies properties that have incorporated certain sustainability practices into their landscaping as "Backyard Wildlife Habitat" through the National Wildlife Federation.

Energy Upgrade California
The statewide program is being led locally by San Diego Gas & Electric, the California Center for Sustainable Energy, and the City of Chula Vista to promote whole house energy efficiency retrofits to improve occupant comfort and health and to reduce home energy use. The program helps to train contractors on building performance principles and offers local homeowners incentives up to $4,000 for upgrades .

SDG&E Energy Savings Assistance Program
This program, administered by SDG&E, provides special assistance for low-income residents to help lower their utility costs. Regardless of whether the resident rents or owns their home, the program provides free (1) energy-efficient lighting, (2) repair or replacement of doors and windows, microwaves, water heaters, refrigerators and clothes washers, and (3) installation of insulation, weatherstripping, and caulking. Eligibility is determined by household income and size.

SDG&E Savings By Design & Sustainable Communities
These two incentive programs, both administered by SDG&E, encourage the design and construction of high energy performance commercial and multi-family buildings that showcase sustainable principles. The Sustainable Communities program also incorporates green building rating (LEED) and onsite renewable energy systems.

SoCal WaterSmart Program
This program, administered by the Metropolitan Water District and supported by local water districts, provides rebates to residential and commercial properties that complete water efficiency upgrades. Eligible indoor and outdoor efficiency upgrades include, but are not limited to, high-efficiency clothes washers, rotating spray nozzles, and water-based irrigation controllers.

Attachment A: Summary of Vacant Lands

Eastern Chula Vista Vacant Land Summary

EAST VACANT PARCELS WITHIN REP ZONING & OUTSIDE MASTER PLAN COMMUNITY				
APN #	ACRE	ZONE	GENERAL PLAN	UNITS
5931402000	0.7	REP	RL	2
5931402400	1.42	REP	RL	4
5931401700	0.43	REP	RL	1
5931402200	0.05	REP	RL	0
5931402400	1.42	REP	RL	4
5931402300	0.39	REP	RL	1
TOTAL	4.41			12

Source: City of Chula Vista, Planning Department, 2006.

EAST VACANT PARCELS WITHIN R-1 ZONING & OUTSIDE MASTER PLAN COMMUNITY				
APN #	ACRE	ZONE	GENERAL PLAN	UNITS
6391604700	1.25	R110	RLM	7
6391605100	0.27	R110	RLM	1
TOTAL	1.52			8

Source: City of Chula Vista, Planning Department, 2006.

EAST VACANT PARCELS WITHIN R2P ZONING & OUTSIDE MASTER PLAN COMMUNITY				
APN #	ACRE	ZONE	GENERAL PLAN	UNITS
6440102700	11.46	R2P	RM	126

Source: City of Chula Vista, Planning Department, 2006.

Western Chula Vista Vacant Lands

VACANT PARCELS WITHIN R-3 ZONING						
APN #	ACRE	ZONE	GENERAL PLAN	UNITS (Min) [1]	UNITS (Medium) [1]	UNITS (Max) [1]
5651310500	0.18	R3	RLM	0	0	1
5652400800	0.64	R3	RM	3	5	7
5660201700	0.17	R3	RMH	1	2	3
5671401900	0.3	R3P22	RMH	3	4	5
6181510600	0.2	R3P	RH	3	4	5
6182904300	0.21	R3	RH	3	4	5
6191004700	3.86	R3P14	RMH	42	55	69
6192121100	0.18	R3	RH	3	3	4
TOTAL	5.74			58	77	99

Notes:
[1] Based on General Plan Land Use Density Range

Source: City of Chula Vista, Planning Department, 2006.

VACANT PARCELS WITHIN R-2 ZONING						
APN #	ACRE	ZONE	GENERAL PLAN	UNITS (Min) [1]	UNITS (Medium) [1]	UNITS (Max) [1]
5662513000	0.09	R2P	RLM	0	0	0
5662515300	0.26	R2P	RLM	0	0	1
5663000300	0.69	R2P	RLM	2	3	4
5663005700	0.5	R2P	RLM	1	2	3
5663006500	0.21	R2P	RLM	0	0	1
5663301900	0.16	R2P	RLM	0	0	0
6192312800	0.09	R2P	RLM	0	0	0
6231003000	0.07	R2P	RMH	0	0	1
6231110900	0.13	R2P	RLM	0	0	0
6231111200	0.06	R2P	RLM	0	0	0
6231111300	0.09	R2P	RLM	0	0	0
6231320200	0.18	R2P	RLM	0	0	1
6231910700	0.4	R2P	RLM	1	1	2

VACANT PARCELS WITHIN R-2 ZONING						
APN #	ACRE	ZONE	GENERAL PLAN	UNITS (Min) [1]	UNITS (Medium) [1]	UNITS (Max) [1]
6231911800	0.02	R2P	RLM	0	0	0
6231912800	0.18	R2P	RLM	0	0	1
6231913300	0.16	R2P	RLM	0	0	0
TOTAL	3.29			4	6	14

Notes:
[1] Based on General Plan Land Use Density Ranges

Source: City of Chula Vista, Planning Department, 2006.

VACANT PARCELS WITHIN R-1 ZONING						
APN #	ACRE	ZONE	GENERAL PLAN	UNITS (Min)[1]	UNITS (Medium)[1]	UNITS (Max) [1]
5633304800	6.25	R1	OSP	2	2	2
5661310100	5.06	R1	OSP	2	2	2
5661325400	0.17	R1	OSP	2	2	2
5661325500	3.42	R1	OSP	2	2	2
6240210300	0.7	R1P7	PRK	2	2	2
6240321300	0.69	R1P7	PRK	2	2	2
5702900100	0.15	R1	RL	0	0	0
5703001400	0.65	R1	RL	0	0	1
5703001500	0.34	R115	RL	0	0	1
5703001600	0.33	R115	RL	0	0	0
5703001700	0.34	R115	RL	0	0	1
5740108300	0.48	R115	RL	0	0	1
5632902000	2.06	R1P6	RLM	6	9	12
5632902100	0.88	R1P6	RLM	2	3	5
5660304200	0.17	R1	RLM	0	0	1
5660900700	0.06	R1	RLM	0	0	0
5661102900	0.2	R1	RLM	0	0	1
5661211000	0.3	R1	RLM	0	0	1
5661223200	0.11	R1	RLM	0	0	0
5661310200	0.91	R1	RLM	2	3	5
5661310300	0.24	R1	RLM	0	0	1

VACANT PARCELS WITHIN R-1 ZONING						
APN #	ACRE	ZONE	GENERAL PLAN	UNITS (Min)[1]	UNITS (Medium)[1]	UNITS (Max)[1]
5661310400	0.44	R1	RLM	1	1	2
5661310500	0.24	R1	RLM	0	0	1
5661310600	0.2	R1	RLM	0	0	1
5690701000	0.07	R1	RLM	0	0	0
5690801700	0.06	R1	RLM	0	0	0
5692510900	0.29	R1	RLM	0	0	1
5692702300	0.45	R1	RLM	1	1	2
5693202500	0.19	R1	RLM	0	0	1
5693806400	0.16	R1	RLM	0	0	0
5693810300	1.62	R1	RLM	4	6	9
5694102800	0.2	R1	RLM	0	0	1
5703111400	0.2	R1	RLM	0	0	1
5720530200	0.04	R1	RLM	0	0	0
5722405400	0.16	R1	RLM	0	0	0
5722405600	0.18	R1	RLM	0	0	1
5731402000	0.14	R1	RLM	0	0	0
5732501900	0.16	R1	RLM	0	0	0
5732502000	0.14	R1	RLM	0	0	0
5732603000	0.22	R1	RLM	0	0	1
5733104600	0.18	R1	RLM	0	0	1
5733512500	0.22	R1	RLM	0	0	1
5735006800	0.43	R1	RLM	1	1	2
5735008300	0.38	R1	RLM	1	1	2
5741911900	0.09	R1	RLM	0	0	0
5742814200	0.24	R1	RLM	0	0	1
5742814900	0.09	R1	RLM	0	0	0
5743001500	0.14	R1	RLM	0	0	0
5743002900	0.17	R1	RLM	0	0	1
5744105000	0.44	R1	RLM	1	1	2
5744105200	0.14	R1	RLM	0	0	0
5744105300	0.18	R1	RLM	0	0	1
5750600700	1.42	R1	RLM	4	5	7
5750601500	0.25	R1	RLM	0	0	1

VACANT PARCELS WITHIN R-1 ZONING

APN #	ACRE	ZONE	GENERAL PLAN	UNITS (Min)[1]	UNITS (Medium)[1]	UNITS (Max)[1]
5751002200	0.05	R1	RLM	0	0	0
5754322000	0.08	R1	RLM	0	0	0
5754702100	0.4	R1	RLM	1	1	2
6180400900	0.16	R1	RLM	0	0	0
6180401000	0.16	R1	RLM	0	0	0
6180731700	0.53	R1	RLM	1	2	3
6181100600	0.38	R1	RLM	1	1	2
6181102300	0.38	R1	RLM	1	1	2
6181420100	0.14	R1	RLM	0	0	0
6182705000	0.16	R1	RLM	0	0	0
6190400400	0.25	R1	RLM	0	0	1
6191002300	0.15	R1	RLM	0	0	0
6191922600	0.12	R15P	RLM	0	0	0
6193204600	0.24	R1	RLM	0	0	1
6193204700	0.25	R1	RLM	0	0	1
6203702800	0.17	R1	RLM	0	0	1
6206105800	0.34	R1	RLM	1	1	2
6230400700	0.06	R1	RLM	0	0	0
6230400800	0.19	R1	RLM	0	0	1
6230823500	0.26	R15P	RLM	0	0	1
6230824500	0.09	R15P	RLM	0	0	0
6230825200	0.08	R15P	RLM	0	0	0
6230825300	0.08	R15P	RLM	0	0	0
6231523100	0.09	R15P	RLM	0	0	0
6231523200	0.09	R15P	RLM	0	0	0
6231523300	0.09	R15P	RLM	0	0	0
6240107500	0.68	R1	RLM	2	3	4
6240201600	0.61	R1P7	RLM	1	2	3
6240203100	0.07	R1P7	RLM	0	0	0
6240203200	0.03	R1P7	RLM	0	0	0
6240204300	0.73	R1P7	RLM	2	3	4
6240204400	0.8	R1P7	RLM	0	0	0
6240209100	0.41	R1P7	RLM	1	1	2

VACANT PARCELS WITHIN R-1 ZONING

APN #	ACRE	ZONE	GENERAL PLAN	UNITS (Min)[1]	UNITS (Medium)[1]	UNITS (Max)[1]
6240320300	0.2	R1P7	RLM	0	0	1
6240320400	0.2	R1P7	RLM	0	0	1
6240320500	0.24	R1P7	RLM	0	0	1
6240321700	0.19	R1P7	RLM	0	0	1
6240324200	0.18	R1P7	RLM	0	0	1
6240324800	0.54	R1P7	RLM	1	2	3
6240333000	0.6	R1P7	RLM	1	2	3
6240333400	0.19	R1P7	RLM	0	0	1
6240413300	0.18	R1P7	RLM	0	0	1
6240413500	0.12	R1P7	RLM	0	0	0
6240413800	0.17	R1P7	RLM	0	0	1
6240420100	1.87	R1P7	RLM	5	8	11
6240421100	0.88	R1P7	RLM	2	3	5
6240510500	0.65	R15P	RLM	1	2	3
6240513800	0.18	R15P	RLM	0	0	1
6240533600	0.23	R15P	RLM	0	0	1
6240550100	0.17	R15P	RLM	0	0	1
6240550200	0.42	R15P	RLM	1	1	2
6240550300	0.66	R15P	RLM	1	2	3
6240552800	0.1	R15P	RLM	0	0	0
6243851800	0.18	R1	RLM	0	0	1
6310111300	0.98	R15P	RLM	2	3	5
6310123800	0.08	R15P	RLM	0	0	0
6191001200	3.02	R1	RM	18	25	33
TOTAL	53.59			66	94	180

Notes:
[1] Based on General Plan Land Use Density
[2] Not designated for residential use

Source: City of Chula Vista, Planning Department, 2006.

VACANT PARCELS WITHIN RE ZONING						
APN #	ACRE	ZONE	GENERAL PLAN	UNITS (Low)[1]	UNITS (Medium) [1]	UNITS (High) [1]
5701404400	1.22	RED	RL	0	1	3
5702005400	0.35	RE	RL	0	0	1
5702005600	0.52	RE	RL	0	0	1
5702005700	0.96	RE	RL	0	1	2
5740300800	7.72	RE	PQ	[2]	[2]	[2]
TOTAL	10.77			0	2	7

Notes:
[1] Based on General Plan Land Use Density
[2] Not designated for residential use

Source: City of Chula Vista, Planning Department, 2006.

1.0 OVERVIEW: EVALUATION OF PERFORMANCE

State Housing Element Law requires jurisdictions to review the progress and performance of past housing elements goals and objectives. The evaluation should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative as necessary (e.g. mitigation of governmental constraints). Where significant shortfalls between the targeted objective and the City's achievement are identified, the reasons should be discussed. This section discusses the progress of the goals and objectives defined in the 2005-2010 Housing Element.

Reviewing the progress of the implemented Housing Element is necessary to develop a comprehensive housing program strategy and to identify programs that have been valuable to in reaching goals set.

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2.0 OVERVIEW: PROGRESS IN IMPLEMENTING THE 2005-2010 GOALS AND OBJECTIVES

The 2005-2010 Housing Element contained three policy focus areas:

1. Maintain and Enhance Housing and Neighborhoods;
2. Balanced and Diverse Housing Opportunities; and,
3. Government Role and Process.

Each policy focus area was associated with specific programs and objectives.

This section reviews the city's progress to date in implementing these housing programs and their continued appropriateness for the 2013-2020 Housing Element. Table D-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this Element.

The following paragraphs reviews the significant accomplishments for the prior planning period for the three policy focus areas.

Policy Focus 1: Maintain and Enhance Housing And Residential Neighborhoods

Rehabilitation of the City's housing stock and preserving the integrity of residential neighborhoods by preventing deterioration and providing necessary capital improvements. Utilize community-based rehabilitation programs such as CHIP to encourage the maintenance and enhancement of residential quality.

Discussion:

With a majority of the existing housing citywide being 30 years or older (63 percent) by year 2010, there is a potential loss in value and quality as a result of deterioration. Within the West (area west of I-805), 33 percent of the housing stock is already 50 years old. The particular focus of the 2005-2010 Policy and Implementation Plan was enforcement of building, health, and housing codes and funding minor repairs and rehabilitation of housing in the City's Northwest and Southwest Planning

Areas to encourage the provision of decent, safe and sanitary housing and preserve neighborhood quality.

Policy Focus 2: Support Housing Opportunities to Meet the City's Diverse Needs

Utilizing available resources, seek to preserve and provide sufficient, suitable, and varied housing by small and large family size, type of unit, and cost, particularly permanent affordable housing that meets the diverse housing needs of existing and future residents of Chula Vista.

Discussion:

Chula Vista is a community with a diverse population and housing stock, particularly in the western area of the City. Housing should be preserved and created to maximize housing opportunities for larger households, a growing senior population, special needs groups, and very low-and low-income families.

The disparities in household income, age and types of housing available between the eastern and western portions of the City demonstrates a need to promote greater diversity in housing choices related to pricing and housing type within each of these geographic areas.

Policy Focus 3: Fund and Implement Services that Provide Vital Community Resources for Lower Income Residents

Utilizing available resources, fund and implement services and programs that improve residents' ability to secure and maintain quality housing.

Discussion:

Local Government plays a significant role in fostering the development of affordable and special needs housing. Conversely, in its efforts to protect and enhance the overall community, local government can implement land use controls, building codes, development standards, permit and processing procedures, and fees and exactions, that constrain the operations of the private, nonprofit, and public sector when introducing new housing products to market.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
Objective H1 - Enforce maintenance of safe and decent housing, enhance the quality of existing housing, and maintain the integrity of residential neighborhoods.					
Policy H1.1 - Facilitate rehabilitation of the City's existing housing stock to correct housing deficiencies and increase the useful life of existing housing.					
	1.1.1 Rehabilitation of Owner Occupied Housing	Continue successful implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners and also provides grants for minor repairs to preserve and rehabilitate deteriorating homes and to provide greater accessibility for those with physical disabilities. Eligible rehabilitation activities also include improvements for water conservation, energy efficiency, and lead based paint abatement. Assistance will be targeted to homeowners residing in the Northwest and Southwest Planning Areas with priority given to those single-family and mobilehome	1	2010	In 2010, 8 grants and 8 loans were issued to homeowners for minor repairs and rehabilitation. Of these all 16 grants/loans were provided to mobilehome residents, all were located within the targeted areas in the northwest and southwest portions of the City. Of these 12 grants/loans were provided to elderly households. During the 2005-2010 Housing Element period: 70 households were assisted, of these 56 were mobilehome residents, 52 elderly, 30 disabled, 36 female headed, and 11 not within targeted areas. ***Continued Appropriateness:*** This program has been funded with the City's CDBG and HOME funds. Due to the limited participation by residents and

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		owners of very low-income, special needs and/or senior households. 200 Housing Units			disproportionate program administration costs, the City discontinued this program as recommended by HUD. This program is removed from the 2013-2020 Housing Element.
	1.1.2 Neighborhood Revitalization	Continue to implement a pro-active program focusing financial resources and efforts that improve the conditions and appearances of identified target neighborhoods primarily through the "Neighborhood Revitalization Program" (NRP). This on-going program will target specific low-and moderate-income neighborhoods within the Southwest Planning Area that exhibit deficiencies in infrastructure. This program will prioritize needs of the neighborhood and provide funding for repair of infrastructure such as paving, curbs, gutters, sidewalks, and drainage facilities. City staff will develop a schedule of provisions of such	1	Acquire funding by 2007	In September 2006 the City received a $9.5 million HUD Section 108 Loan for the Castlepark Infrastructure Project. This projects consists of the design and construction of new streets, sidewalks, curbs and gutters. As of December 2010, improvements have been completed in 6 streets of the targeted 9 streets. It is anticipated that the remaining 3 streets will be completed by 2012. In 2010, the City completed pedestrian improvements (curbs, sidewalks, gutter, lighting, etc.) surrounding the Palomar Trolley Station in the Southwest Palomar Gateway through a $2M SANDAG grant. Additionally, the City received a $2M SANDAG grant for pedestrian

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		improvements and combine it with available resources to provide financial leverage of all efforts and achieve maximum results.			improvements (curbs, sidewalks, gutter, lighting, etc.) along the Third Avenue Village District in Northwest Chula Vista. An additional $1,170,000 is being provided in Redevelopment funds, $410,000 in CDBG funds, and $416,132 in ARRA CDBG/R funds to complete the project. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element. Due to the limited financial resources available to the City, the City will seek to utilize its resources within specific targeted locations in western Chula Vista, particularly areas where its resources can be leveraged with other public and private investment.
	1.1.3 Rental Housing Acquisition and Rehabilitation	Allocate local funds for affordable housing developers to acquire existing rental housing that is substandard, deteriorating or in danger of being demolished. A minimum of twenty percent of the units, once rehabilitated, will be set	1	2010	In 2010, South Bay Community Services applied for $385,000 in City CDBG funds and $370,000 in County HOME funds to acquire and rehabilitate a 7 unit complex in Southwest Chula Vista to provide rental opportunities to former foster youth at or below 50% AMI. The property will be

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		aside for very low-income households at affordable rents. Assistance will be targeted to rental housing within the Northwest and Southwest areas of the City, with priority given to those within Redevelopment Project Areas. 100 Housing Units			restricted for 55-years and expected occupancy is early 2011. Through Neighborhood Stabilization Program (NSP) funds, the City dedicated 35% of the entitlement to the acquisition and rehabilitation of 2 properties for the purposes of housing 6 rental households at or below 50% AMI. The properties will be restricted for this purpose for 55-years and currently house former foster youth. $331,310 was used for a duplex on Colorado and $668,690 was used for a 4 unit complex on Glover. In addition, two complexes were refinanced and rehabilitated with a new 55-year restriction, resulting in 105 units at Oxford Terrace Apartments and 167 units at Palomar Apartments of continued affordable rental units to 80% and below AMI. During the 2005-2010 Housing Element

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					period: 285 units all in western Chula Vista were secured for long-term affordable rentals. ***Continued Appropriateness:*** This program has been revised for the 2013-2020 Housing Element. The City will look to provide assistance to acquire and rehabilitate rental properties to make them available for special need and very low income households and also to assist multifamily rental property owners to make improvements to their property and provide a percentage of units for lower income households. Due to the limited financial resources available to the City, the City will seek to utilize its resources within specific targeted locations in western Chula Vista, particularly areas where its resources can be leveraged with or encourage other private investment.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	1.1.4 Pursue Funding for Housing Related Environmental Hazard Control	Proactively pursue 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.	1	Ongoing	Due to the City's budgetary reductions, funding levels, priority needs and scoring criteria, the City did not respond to the 2010 U.S. Department of HUD NOFA's for its Healthy Homes and Lead Hazard Control Programs available from September - November 2010. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
Policy H1.2 - Eliminate, to the greatest extent feasible, overcrowded, unsafe, and unsanitary housing conditions through the enforcement of building, safety, and housing codes.					
	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.	1	Ongoing	In 2010, the City's Code Enforcement staff inspected 527 rental units within 92 complexes through the City's Rental Housing Program. During the 2005-2010 Housing Element period: 3,326 rental units within 657 complexes. ***Continued Appropriateness:*** This program represents a key component

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					to the City's strategy for preserving and enhancing its existing housing stock. It is included in the 2013-2020 Housing Element.
	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. For those lower income mobilehome owners, where necessary work is fairly extensive, referrals to the City's Community Development Department and Housing Division are made to assist in compliance with Title 25 Regulations.	1	Ongoing	In 2010, the City's Code Enforcement staff inspected 268 mobilehome/trailer units through the City's Title 25 program within 2 parks. 16 CHIP loans/grants were issued to mobilehome residents during that period. Many of such loans/grants were a direct result of referrals from the Title 25 inspection program. During the 2005-2010 Housing Element period: 2,028 mobilehome/trailer units, 85 CHIP loans/grants. ***Continued Appropriateness:*** This program represents a key component to the City's strategy for maintaining and improving its housing stock. It is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	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. More proactive Code Enforcement Division efforts shall be focused within older neighborhoods in the Southwest Planning Area exhibiting deferred maintenance issues. Extensive code violations noted in owner-occupied homes of very low-and low-income households shall be referred to the City's Community Development Department for information related to the CHIP.	1	Ongoing	The City has initiated several proactive code enforcement activities during the 2005-2010 Housing Element period. From July 2007 through program suspension (due to budget constraints) in July 2008, code enforcement staff inspected 44 neighborhood housing units through the Castle Park Inspection Program. 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. As of December 31, 2010 a total of 4,380 registries were recorded since program

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Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					inception. ***Continued Appropriateness:*** This program represents a key component to the City's strategy for maintaining and improving its housing stock. It is included in the 2013-2020 Housing Element.
Objective H2 - Promote efficient use of water and energy through adopted standards and incentive-based policies to conserve limited resources and reduce long-term operational costs of housing.					
Policy H2.1 - Encourage the efficient use and conservation of water by residents.					

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	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.	1	Ongoing	During 2010, over 430 residential and commercial buildings met the citywide Green Building Standard which requires a 20% reduction in potable water use (compared to State standards) in new construction and major renovation projects. Through its promotion of the San Diego County Water Authority's "20 Gallon Challenge" and its SDG&E Local Government Partnership, the City also distributed almost 500 indoor water-savings kits to existing residences in 2010. ***Continued Appropriateness:*** This program represents a key component to the City's Climate Action Program. Conservation programs will be revised to be inclusive of energy and water conservation and sustainability. It is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
2.1.2 Landscaping	Promote the use of low water demand (xeriscape) landscaping and drought tolerant plant materials in existing and new development.	1	Ongoing	To complement the revised Landscape Water Conservation Ordinance which creates a water budget for large landscaped areas, the City created an Outdoor WaterSmart Checklist which guides smaller scale landscaping projects towards low water use plants. In addition, the City continues to implement its NatureScape program to help educate the community about water efficient landscaping practices. ***Continued Appropriateness:*** This program represents a key component to the City's Climate Action Program. Conservation programs will be revised to be inclusive of energy and water conservation and sustainability. It is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	2.1.3 Water Conservation Plans for Development	Pursuant to the City's Growth Management Program, continue to require the preparation and implementation of Water Conservation Plans for large development and redevelopment projects in accordance with the City's Water Conservation Plan Guidelines or its equivalent.	1	Ongoing	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. ***Continued Appropriateness:*** This program represents a key component to the City's Climate Action Program. Conservation programs will be revised to be inclusive of energy and water conservation and sustainability. It is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
2.1.4 Public Education for Water Conservation	Promote water conservation by residents through appropriately targeted education and community programs.	1	Ongoing	The City continues to participate in the San Diego County Water Authority's "20 Gallon Challenge" and works with the Sweetwater and Otay Water Districts in implementing the Chula Vista NatureScape program and general water efficiency education programs. In addition, the City provides free home water evaluations for residents and has distributed almost 500 indoor water savings kits over the last year. ***Continued Appropriateness:*** This program represents a key component to the City's Climate Action Program. Conservation programs will be revised to be inclusive of energy and water conservation and sustainability. It is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
Policy H2.2 - Promote the efficient use of energy.					
	2.2.1 Building Energy Efficiency into Housing	Encourage residential developers/builders to maximize energy efficiency through appropriate site and building design and through the use of energy efficient materials, equipment, and appliances.	1	Ongoing	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in all new developments. Through the Chula Vista's new Green Building Standard, 357 new residential and commercial buildings met the required 15-20% higher energy efficiency standards. ***Continued Appropriateness:*** This program represents a key component to the City's Climate Action Program. Conservation programs will be revised to be inclusive of energy and water conservation and sustainability. It is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
2.2.2 Public Education for Energy Conservation	Develop and distribute pertinent information about the benefits of energy conservation and available energy conservation incentive programs to residents and developers and builders of housing.	1	Ongoing	The City continues to provide energy-related outreach materials through free residential energy evaluations and participation in community outreach events such as energy-efficient lighting exchanges and weekly farmers' markets. The City also sponsors a "Sustainability Desk" at the building permit counter to provide technical assistance to contractors and permit applicants on energy conservation and other green building topics. ***Continued Appropriateness:*** This program represents a key component to the City's Climate Action Program. Conservation programs will be revised to be inclusive of energy and water conservation and sustainability. It is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	2.2.3 Residential Title 24	Continue to perform a Residential Title 24 Energy Analysis and enforce these requirements as part of building plan check procedures.	1	Ongoing	Title 24 Energy Analysis is performed as part of the building plan check process. In February 2010, the City began enforcing a 15-20% energy efficiency level above the 2008 California Energy Code baseline for all new construction and major renovation projects. ***Continued Appropriateness:*** This program represents a key component to the City's Climate Action Program. Conservation programs will be revised to be inclusive of energy and water conservation and sustainability. It is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
2.2.4 Green Building	Promote the development of high-performance, sustainable buildings throughout the City that meet LEED (Leadership in Energy and Environmental Design) certification requirements through land use development standard incentives as may be adopted in the update of Chula Vista Municipal Code Title 19 (Zoning), Specific Plans for the Northwest, Southwest, and Bayfront planning areas and General Development Plans and Sectional Planning Area Plans for the East planning area.	1	Ongoing	The City's Sustainable Communities Program provides training for building and planning staff to broaden expertise in energy conservation and green building principles (such as LEED and Build It Green) with the goal of infusing sustainable practices into every level of development services. Through the research of the National Energy Center for Sustainable Communities, the City is also working with developers to determine how to integrate energy efficiency and other sustainable development concepts into community-level site design. ***Continued Appropriateness:*** This program represents a key component to the City's Climate Action Program. Conservation programs will be revised to be inclusive of energy and water conservation and sustainability. It is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
Objective H3 - As required by State law, preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.				
Policy H3.1 - Preserve publicly assisted rental housing "at-risk" of converting to market rate rents.				
3.1.1 Expiring Affordability Restrictions	Proactively work with property owner(s) of two (2) "at-risk" assisted housing developments whose affordability restrictions are due to expire by 2010 (Canterbury Court and Eucalyptus Parkview) and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies or participation by affordable housing developers.	1	2008 & 2009	The City continues to work with those property owners who own affordable housing with such covenants nearing expiration through referrals to affordable housing developers interested in acquiring the property and maintaining the affordability as well as providing direct financial assistance to extend the covenants. The City is currently working with the property owners of Eucalyptus Parkview (9 affordable units for seniors) and Canterbury Court (207 affordable units for seniors) to extend the affordability restrictions, including updating affordable rent definitions in compliance with Section 50053 (b) of the California Health and Safety Code. The City is also monitoring noticing to tenants and providing information related to housing resources to those seeking to terminate affordability covenants.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					Continued Appropriateness: The City will continue to monitor its affordable housing stock. This program is included in the 2013-2020 Housing Element.
	3.1.2 First Right of Refusal to Maintain Affordable Housing	Evaluate the appropriateness of and modify the terms within required Affordable Housing Agreements that will allow opportunities to maintain the housing as affordable beyond the termination date of the Agreement and providing residents notice prior to termination dates of Agreements. Such opportunities could include a first right of refusal to the City/Agency to purchase the housing for the purpose of continuing the affordability and/or adequate noticing to residents prior to expiration of Agreements to offer them alternative housing options.	2	Ongoing	Staff has updated its standard loan documents and regulatory agreements to require compliance with Section 65863.10 to 65863.13 of the Government Code relating to noticing to tenants regarding the expiration of affordability covenants and providing the City with the opportunity to purchase the property upon expiration of such covenants consistent with California Government Code. Such terms were included in regulatory agreements for The Landings II a 143-unit affordable housing development. The City will also work towards including requirements to provide such noticing and first right of refusal in any updates and development of City policies related to

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					incentives and City/Agency assistance. ***Continued Appropriateness:*** This program has been removed from the 2013-2020 Housing Element because it has been completed. The City has revised its standard loan documents and regulatory agreements to require compliance with Section 65863.10 to 65863.13 of the Government Code providing the City with the opportunity to purchase the property upon expiration of such.
Policy H3.2 - Monitor housing located in the Coastal Zone and Redevelopment Project Areas occupied by low- and moderate-income households and mitigate the loss of housing in these areas.					
	3.2.1 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 and Redevelopment Project Areas.	1	Ongoing	Since 2005, no demolitions have occurred within the Coastal Zone and four single family detached housing units were demolished within Redevelopment Project Areas. None of these units were reported as low- or moderate-income households. ***Continued Appropriateness:*** This program is included in the 2013-2020

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Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					Housing Element.
	3.2.2 Replacement Housing	Where conversion or demolition of housing units in the Coastal Zone or Redevelopment Project Areas 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 and Redevelopment Plan.	1	Ongoing	See comments listed under Program 3.2.1 above. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
Objective H4 - Minimize impacts on housing choice within each of the four geographic planning areas, especially to very low- and low-income residents, that result from conversion or demolition of rental housing units.					
Policy H4.1 - Promote an equitable distribution of housing types (e.g., multi-family rental and owner occupied housing) based upon identified needs within the Northwest, Southwest, and East Planning Areas to provide a range of housing opportunities for all income levels.					
	4.1.1 Community Impact Report (CIR)	Consider requiring a "Community Impact Report" ("CIR") on a project-by-project basis to evaluate and determine a project's impact on the availability of adequate rental housing within the geographic Planning Area and to very low-and low-income residents. Equitable standards and criteria to determine	1	Commence policy 2007	In 2008 the Flamingo Trailer Park (trailer park) filed an application for closure in concurrence with an entitlement application. State and local law require that all applicants for closure file a Relocation Impact Report (RIR) and identify adequate alternative housing options for displaced residents. As of the end of 2009, the project had been halted due to economic

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		when a CIR is required by development applicants and the specific review procedures and submittal requirements for CIRs would need to be established. If determined to have a negative impact, consider mitigation measures such as a fee to develop new rental housing or relocation assistance for those impacted low-income residents. The preparation of a CIR could be applicable to condominium conversions, mobilehome park closures/conversions and demolition of existing housing developments to be replaced by new housing.			issues and the RIR had not been released for public review. The City will continue to consider the requirement of a CIR on a project-by-project basis. As updates of City ordinances and policies related to condominium conversions or mobilehome park closures are contemplated, staff will look at inclusion of an impact analysis as a part of the review process. During the 2005-2010 Housing Element period: no other condominium conversions, mobilehome closures, or other housing demolition have been processed through the City affecting low-income residents. In April 2007, the Jade Bay Mobile Lodge (mobilehome park) went through Chapter 11 Bankruptcy and displaced approximately 50 residents. City staff worked with a relocation expert to mitigate effects on low-income residents. ***Continued Appropriateness***: With the adoption of the Urban Core

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Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					Specific Plan and the high housing market of the early 2000's, the City anticipated significant development to occur in the western area of the City. Based on the significant downturn of the economy and residential market in the mid 2000's and dissolution of redevelopment, this program will not be included in the 2013-2020 Housing Element. The City will continue to monitor the impacts of new development on a project-by-project basis.
	4.1.2 Mitigation Fee for Lost Units	Evaluate feasibility of establishing a fee to be paid by those residential developments, such as condominium conversions and demolition of housing for the purposes of new development, that negatively impact the availability of rental housing stock within the geographic Planning Area. Funds would be used to facilitate the development of new affordable rental housing. When establishing a potential mitigation fee, the City should consider a fee	2	2008	In the fall of 2008, staff reconstituted an Affordable Housing Working Group of stakeholders (previously met in 2004-2005) representing the community, affordable housing developers, master planned community developers, and social service agencies to discuss and identify relevant issues related to providing affordable housing with particular emphasis on the implementation of the Balanced Communities policy to infill development. One issue being considered is the establishment of a fee bank for future

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		that facilitates the new construction of affordable rental housing while not impeding other housing development opportunities.			production. It is anticipated that a comprehensive package will be taken to Council in late 2011. In 2007 the City also discussed establishment of a fee bank for mobilehome relocation assistance while working on the Mobilehome Park Conversion Ordinance Update, Chula Vista Municipal Code Chapter 9.40 (CVMC 9.40). A special assessment district or transfer tax and time at sale were considered, however due to reprioritization of programs the activity was suspended in September 2007. See comments listed under 4.2.1 below for updates. ***Continued Appropriateness*:** With the adoption of the Urban Core Specific Plan and the high housing market of the early 2000's, the City anticipated significant development to occur in the western area of the City. Based on the significant downturn of the economy and

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Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					residential market in the mid 2000's and dissolution of redevelopment, this program will not be included in the 2013-2020 Housing Element. The City will continue to monitor the impacts of new development on a project-by-project basis.
Policy H4.2 - Provide resources to very low-and low-income households based upon household size and income level displaced as a result of the rental housing loss, particularly the most economically vulnerable - the working poor, seniors age 62 or over, and persons with disabilities.					
	4.2.1 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. Evaluate the appropriateness of amendments to the Municipal Code and General Plan to enhance the protection of the most economically vulnerable residents where the park serves as their primary residence. Consider such elements as adequate bilingual noticing and relocation assistance, to afford some level of protection for very low-and low-income residents. When establishing	1	2006-2007	See comments listed under Program 4.1.1 above. The City will continue to process the Flamingo Trailer Park application for closure in compliance with CVMC Chapter 9.40. In April 2006, the Jade Bay Mobile Lodge filed for Chapter 11 Bankruptcy and closed its doors to 76 residents. Due to state and federal bankruptcy law, the park was exempted from following CVMC Chapter 9.40. In February 2007, the City began evaluating amendments to Chapter 9.40 . After nine public meetings with residents, owners and stakeholders, the update process was suspended due to a reprioritization of goals and objectives.

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		relocation assistance, the City should consider requiring appropriate assistance for residents while not impeding alternative development opportunities on the site.			In October 2009, Council approved the establishment of a Mobilehome Issues Stakeholder Committee to review issues related to park closures and potentially recommend changes to CVMC 9.40. The stakeholder committee determined that there were not any feasible outcomes to the process in March 2010. ***Continued Appropriateness***: This program has been revised in the 2013-2020 Housing Element for compliance with the CVMC Chapter 9.40 based upon the outcome of the 2010 MH Park Stakeholder Committee.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
4.2.2 Condominium Conversion	Evaluate the appropriateness of amendments to Chula Vista Municipal Code Chapter 15.56 (Condominium Conversion) to evaluate and determine a project's impact on the availability of a balance of housing opportunities, in terms of tenure of housing, within the geographic Planning Area and provide a heightened level of protection and assistance for those households where the housing serves as their primary residence, particularly the most economically vulnerable. Such provisions may address: adequate bilingual noticing, relocation assistance, requiring a portion of the units as affordable to low-and moderate-income households, a threshold requirement related to the availability of rental housing for the conversion of rental units, and a physical elements report. Also refer	1	2007	See comments listed under Program 4.1.2 above. As part of the comprehensive package staff anticipated taking revisions to CVMC 15.56 to Council in late 2011. During the 2005-2010 Housing Element period: 432 units converted from rental units to individual ownership units (no new units were converted in 2008, 2009 or 2010). 369 units were located in the area east of I-805 and 63 units west of I-805. ***Continued Appropriateness***: With the high housing market of the early 2000's, the City anticipated significant condominium conversions to occur in the western area of the City. Based on the significant downturn of the economy and residential market in the mid 2000's, this program will not be included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		to related Policies 4.1.			
	4.2.3 Tenant Rental Assistance	Develop and fund a short-term rental assistance program to provide rent subsidies for a maximum of 24 months for those residents displaced as a result of the conversion or demolition of their housing or unsafe and/or substandard conditions as identified in the California Housing Code and Fire Code. Assistance will target those most economically vulnerable including: very low-income	1	2006-2007	In 2010, 8 households were assisted through the City's Tenant Based Rental Assistance Program (TBRA), established in February 2007 and funded through $440,000 in HOME funds. The TBRA assistance was initially available for a 2 year period (assisting 16 households at inception) and has been extended an additional two years until January 31, 2011. Through ARRA the City received $478,325 in Homeless Prevention and Rapid

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		residents, low-income residents with minor children and residents with a head of household who is permanently disabled or a senior citizen age 62 or over. Establish standards and criteria to prioritize households who are most economically vulnerable and level of assistance based upon household size and income.			Rehousing (HPRP) funds to assist households with a rental subsidy for up to 12 months. In 2010, 11 households were assisted with HPRP funds. In addition to the City's TBRA and HPRP funds, in July 2007 South Bay Community Services (SBCS) began providing TBRA assistance to families at or below 60% AMI and exiting transitional/emergency shelter programs, through $315,000 in HOME Investment Partnership funds. During the program 15 families received assistance. The City continues to provide affordable housing rental assistance through the Section 8 Program (administered by the County). As of the end of 2010, 2,870 households were assisted through the Section 8 program, of which 802 were elderly/disabled. At the end of 2010, the Section 8 waiting list had 5,794 households waiting for Chula Vista assistance, of which 674 are elderly, 1,242 disabled, and 3,478

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					are large families (5 persons or more). ***Continued Appropriateness:*** This program requires significant funding and staffing commitments. Funding was provided through the Homeless Prevention and Rapid Rehousing (HPRP) program and HOME funds. HPRP funds are no longer available and the City's limited HOME funds will be programmed for other activities. This program is not included in the 2013-2020 Housing Element.
	4.2.4 Housing Resource Program	Develop a "Housing Assistance Resource Program" which could provide tenant education of rights and procedures for conversions of rental housing to condominium or market priced housing and mobilehome/trailer parks to other uses and offer informational services to any displaced very low- and low-income renters, such as rental listings and moving assistance referrals.	2	2007	In August 2006, staff developed a "Relocation Resource Guide" to provide resources and contact information for residents affected by condominium conversions or mobilehome park conversions. The guide was provided to residents affected by the Jade Bay Mobile Lodge bankruptcy and are available for future displaced residents. Additional resource programs will be considered in the future.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					See comments listed under Program 4.1.2 above. During the public outreach for update of CVMC 9.40 staff proposed amendments to include relocation resource assistance for tenants. ***Continued Appropriateness:*** This program has been revised in the 2013-2020 Housing Element to allow periodic updates for resources available at the time, particularly targeting current housing issues such as landlord-tenant, displacement or foreclosures.
Objective H5 - Encourage the provision of a wide range of housing choices by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low- and moderate-income households.					
Policy H5.1 - Balanced Communities-Affordable Housing: Require newly constructed residential developments to provide a portion of their development affordable to low-and moderate-income households.					
	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. Current requirements include the provision of 10 percent (5 percent low-income and 5 percent moderate-income)	1	Ongoing	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 lower income households.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		affordable housing within the development ("on-site"). This policy shall apply to projects consisting of 50 or more dwelling units. Alternatives to the on-site provision of housing include, in order of priority, "off-site" provision of affordable housing and payment of an in-lieu fee. Such alternatives can be considered, at the sole discretion of the City, upon determination of a finding of unreasonable hardship" to the development and such alternative being in the "public interest". 300 low-income units and 300 moderate-income units.			In 2010 an agreement for El Dorado Ridge was executed requiring the posting of a bond in-lieu of a 10.4 unit inclusionary obligation and construction began on 143 low income rental units at The Landings II in satisfaction of the Winding Walk master planned communities remaining obligation. During the 2005-2010 reporting period the City constructed or entered into inclusionary agreements for the addition of 334 low income and 183 moderate income housing units in the City. ***Continued Appropriateness:*** There remains a significant need for affordable housing in the community. The City will continue to promote affordable housing development. This program is included in the 2013-2020 Housing Element.
	5.1.2 Affordable Housing Policy for Infill Development	Evaluate the appropriateness of revising the Balanced Communities – Affordable Housing Policy to more	1	2007	See comments listed under Program 4.1.2 above. Staff worked with an Affordable Housing Working Group to propose

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		appropriately reflect its application to infill urbanized housing developments. Possible amendments may include lowering the unit threshold of applicability, increasing the percentage of affordable housing units required, targeting very low-and low-income households, encouraging flexibility in the methods of compliance, ensuring consistency with the affordable housing requirements of Community Redevelopment Law, and project based incentives for developments that provide additional public benefit such as housing on-site, deeper affordability levels, large family units, and/or an increase in the number of affordable units.			changes and adopt an ordinance for the Balanced Communities ("Inclusionary") Policy, adopt a Density Bonus Ordinance, and make revisions to various existing ordinances such as the Condominium Conversion Ordinance (CVMC 15.56). A court decision in 2009 related to the applicability of the 1995 Costa-Hawkins Rental Housing Act to inclusionary housing policies necessitated further analysis. Staff anticipates taking a package of affordable housing related policies/ordinances to Council in late 2011. ***Continued Appropriateness:*** There remains a significant need for affordable housing in the community. This program is no longer included within the 2013-2020 Housing Element. The City will continue to promote affordable housing within areas of the community that provide a balance of housing opportunities throughout the City utilizing its Balanced Communities Housing policy and its

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					Affordable Housing Incentive ordinance.
	5.1.3 Adoption of an Ordinance	Consider implementation of the City's Balanced Communities - Affordable Housing Policy 5.1.1) through the adoption of an Ordinance.	1	2007	See comments listed under Program 5.1.2 above. ***Continued Appropriateness:*** In light of recent Court cases (e.g, Palmer/Sixth St Properties vs City of Los Angeles), this program is not included in the City's 2013-2020 Housing Element. The City adopted implementation guidelines for the Balanced Communities policy in September 2012.
Policy H5.2 - Encourage the development of sufficient and suitable new rental housing opportunities within each of the City's four geographic Planning Areas, particularly for very low-and low-income households.					
	5.2.1 New Rental Housing	Promote, through incentives (i.e., fee reductions/deferrals, streamlined project approvals, etc.), the development of new rental housing affordable to very low-and low-income households where such housing will provide a balanced inventory of housing types (e.g., multi-family rental and owner	1	Ongoing	In 2010, building permits were issued for 143 new low-income units in the east as part of Phase II of The Landings. Construction and lease up are expected in mid 2011. Development projects were provided with financial assistance, fast tracking, technical assistance, and other incentives to provide

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		occupied housing) within the Northwest, Southwest, East and Bayfront Planning Areas. Unit mix, in terms of number of bedrooms should be consistent with the identified need with a particular emphasis on large family units (3 or more bedrooms). Encourage the inclusion of housing for very low-and low-income households within the actual development ("on-site") and/or in areas that offer residents easy access to goods, services, jobs, transportation, education and recreation. 50 low-income units in East & 260 low-income units in West.			housing for very low and low income households. These developments are also strategically located in areas with immediate access to public transit, shopping, and other neighborhood services. During the 2005-2010 Housing Element period: 94 new low-income rental units were created in the west and 235 new low-income units were created on the east. ***Continued Appropriateness:*** There remains a significant need for affordable housing in the community. This program is no longer included within the 2013-2020 Housing Element. The City will continue to promote affordable housing within areas of the community that provide a balance of housing opportunities throughout the City utilizing its Balanced Communities Housing policy and its Affordable Housing Incentive ordinance.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	5.2.2 Incentives for Rental Housing	Consider the formal adoption of project-based incentives that encourage development of additional new rental housing opportunities, particularly to accommodate very low-income households, large families, and special needs populations. Also refer to Policies H 7.2 and 7.4 for possible assistance and incentives.	1	2007	See comments listed above in Program 5.1.2. Staff has been working with the Affordable Housing Working Group to identify assistance and thresholds for incentives, including those that would encourage development of rental housing for special needs populations. ***Continued Appropriateness:*** This program is not included in the City's 2013-2020 Housing Element. The City adopted an Affordable Housing Incentives ordinance in December 2012.
	5.2.3 Incentives for Housing Located in Redevelopment Areas	Provide incentives for projects located in redevelopment project areas to provide affordable housing within the proposed project ("on-site") and to exceed affordable housing requirements established by the Community Redevelopment Law (CRL), particularly for those income categories least served. Also refer to Policies H 7.2 and 7.4 for suggested	1	2007	See comments listed in Program 5.2.2 above. Staff has been working with the Affordable Housing Working Group to establish a scale for the level of incentives and assistance provided to a project, including meeting or exceeding criteria established through CRL in redevelopment project areas. ***Continued Appropriateness:***

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		assistance and incentives.			This program is not included in the City's 2013-2020 Housing Element. In February 2012, the State of California dissolved redevelopment. The City adopted an Affordable Housing Incentives ordinance in December 2012 which is applicable to residential developments throughout the City.
Policy H5.3 - Support efforts to increase homeownership rates, particularly in the Northwest and Southwest Planning areas, meeting or exceeding the regional average as a means to build individual wealth and stabilize existing residential neighborhoods.					
	5.3.1 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.	1	2007	In response to the foreclosure crisis, in June 2008, the City adopted a new program to assist First-Time Homebuyers purchase Real-Estate Owned (REO) properties within Chula Vista and in March 2009 the U.S. Department of Housing and Urban Development approved the City's amendment to the Annual Action Plan to receive $2.8M in new Neighborhood Stabilization Program (NSP) funds. In 2010 the City created a secondary program to the gap financing offered to acquire, rehabilitate, and resale units in order to allow additional options for buyers to

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					compete in the market. 8 properties were purchased in 2010. During 2010, 5 low income and 3 moderate income households became first-time homebuyers through the City's First-Time Homebuyer Programs. During the 2005-2010 Housing Element reporting period: 18 households (15 low and 3 moderate) became homeowners through gap financing and 282 households (99 low and 183 moderate) became homeowners through the inclusionary policy. ***Continued Appropriateness:*** The City will continue to offer homeownership opportunities for lower income households. This program is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
5.3.2 Continued Occupancy for Homeownership Units	Consider enhancements to policies and programs that further encourage long-term occupancy of housing by a low-income household, where practical.	1	2007	See comments listed under Program 5.3.1 above. In December 2008 staff began drafting amendments to the DCCA Guidelines to adhere to program requirements of the new NSP funding. As part of that effort, staff has identified a new equity share structure to encourage long-term occupation of homeowner units. ***Continued Appropriateness:*** This program is not included in the 2013-2020 Housing Element with the implementation of the new equity share structure.
5.3.3 New For Sale Housing	Promote and support the development and sale of new entry-level homes, including non-traditional land use and financial approaches such as cooperatives, community land trusts, and manufactured housing, that are affordable to low-and moderate-income households where such housing will provide a balanced inventory of housing types (e.g.,	1	Ongoing	The City continues to support non-traditional housing types for low- and moderate-income households. Due to declining market conditions in 2008 and 2009, new construction came to a near halt. In response to the rising foreclosure rate in Chula Vista, in June 2008 the City adopted a new program to focus efforts on removing foreclosed vacant properties from our housing stock by approving a REO first-time homebuyer program. See

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		multi-family rental and owner occupied housing) within the Northwest, Southwest, and East Planning Areas. Unit mix, in terms of number of bedrooms should be consistent with the identified need, with a particular emphasis on large family units (3 or more bedroom units). Encourage the inclusion of housing for low-and moderate income households within the actual development ("on-site"). 200 low- and 200 moderate-income units in East. 30 to 50 low- and moderate-income units in the West.			comments under Program 5.3.1 above. ***Continued Appropriateness:*** There remains a significant need for affordable housing in the community, particularly rental housing for lower income households. This program is no longer included within the 2013-2020 Housing Element. The City will continue to promote affordable housing within areas of the community that provide a balance of housing opportunities throughout the City utilizing its Balanced Communities Housing policy, Affordable Housing Incentive ordinance and first time homebuyer assistance programs.
	5.3.4 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 Community Development Department to the	1	Ongoing	In 2010, 24 households became new homeowners in Chula Vista utilizing the MCC program which entitled them to take a federal income tax credit of fifteen to twenty percent (15% to 20%) of the annual interest they pay on their home mortgage and increasing their qualified maximum loan amount.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		administrating agency.			During the 2005-2010 Housing Element period: 62 households utilized MCCs. ***Continued Appropriateness:*** The City will continue to promote affordable housing opportunities for low and moderate income households, as funds are available. This program is included in the 2013-2020 Housing Element.
	5.3.5 Homebuyer Education & 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	2	Ongoing	The City continues to participate with Community HousingWorks to offer bilingual homebuyer education (HBE) and foreclosure counseling. In 2010, 4 HBE classes were held in Chula Vista with 66 graduates. 27 Chula Vista residents received pre-purchase counseling in 2010 and 244 have received it during the 2005-2010 Housing Element period. In addition, the City has worked with the Housing Opportunities Collaborative to host information session at the public libraries on foreclosure topics and has co-hosted

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		budgeting to minimize foreclosure rates.			several HOME Clinics (Home Owners Mobile Education) where distressed homeowners can receive free one-on-one foreclosure counseling. In addition, at a Chula Vista October 2009 HOME Clinic, Fannie Mae provided a Making Home Affordable workshop, informing homeowners of eligibility and the process to receive loan modifications through the federal program. Community HousingWorks also offers foreclosure prevention counseling and 139 Chula Vista were seen in 2010, resulting in 54 loan modifications. During the 2005-2010 Housing Element period 511 households have taken advantage of this service. ***Continued Appropriateness:*** The City will continue to promote and collaborate with third parties to provide home ownership education programs for low and moderate income households. This

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					program is included in the 2013-2020 Housing Element.
	5.3.6 Support Private Financial Assistance Programs	Support and encourage lenders, community development organizations and others to use non-traditional financial approaches to assist low-and moderate-income first time homebuyers such as Individual Development Accounts and other emerging financial approaches.	2	Ongoing	See comments listed above for Programs 5.3.3 and 5.3.5. ***Continued Appropriateness:*** The City will continue to promote and collaborate with third parties to provide programs and opportunities for low and moderate income households. This program is included in the 2013-2020 Housing Element.
	5.3.7 Pursue Additional Financing Sources	Proactively pursue Federal, State or private funding to provide additional resources specifically targeting teachers and public safety personnel.	2	Ongoing	See comments listed above for Programs 5.3.3 and 5.3.5. ***Continued Appropriateness:*** This program has been revised to include the City's participation in eCivis software to pursue financing resources and is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
Policy H5.4 - Support mobilehome parks as an affordable homeownership opportunity, consistent with the General Plan.				
5.4.1 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 affordable housing alternative. Monitor and revise this Ordinance, as necessary, to ensure the provision of fair and reasonable rents for residents and a reasonable rate of return for park owners.	1	Ongoing	The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance. In 2010, the Mobilehome Rent Review Commission (MHRRC) heard one case affecting 200 existing residents of the Brentwood Mobilehome Park. In addition, 2 change of ownership cases were slated for the January 2011 MHRRC meeting. During the 2005-2010 Housing Element period, the commission has held hearings to review proposed increases in rent for 6 change of ownership cases and 242 existing tenant increases. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
5.4.2 Resident Ownership of Mobilehome Parks	When mobilehome park owners want to sell their parks, promote the purchase by park residents through technical assistance in preparing	2	Ongoing	No mobilehome/trailer parks have been listed for sale during the 2005-2010 Housing Element period.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		applications for funding sources such as the State Mobilehome Assistance Program and in accordance with CVMC Chapter 9.60, supporting California Civil Code Section 798.80. 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 of a purchase with the mobilehome park owner. Financial assistance provided by the City, Agency, State, or other funding sources may be limited to income eligible residents and require affordable housing costs. Focus assistance on uses that are consistent with the General Plan within Mobilehome Park (MHP) zone designations; not those that are non-conforming uses.			***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
Objective H6 - Promote the development of a variety of housing choices, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with physical and/or developmental disabilities, emancipated foster youth, students, athletes at the Olympic Training Center, single-parent households, farmworkers and seniors.				
Policy H6.1 - Support the coordination of existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.				
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.	1	Ongoing	The City continues to participate in regional organizations focused on housing and other needs of the homeless or near homeless population. Such organizations include the Regional Continuum of Care Council of San Diego County, Local Emergency Food and Shelter Board, South Bay Homeless Advocacy Coalition, the Regional Task Force on the Homeless (RTF), and the FEMA and County of San Diego Hotel/Motel Voucher Program. In 2010, the City participated in the San Diego Grantmakers Homelessness Working Group's Keys to Housing coalition, a group aimed at developing a regional vision of ending family homelessness.

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Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					In addition, the City participated in the September 2006 adoption of the 10-year "Plan to End Chronic Homelessness in the San Diego Region" and continues to work with regional partners to implement the plan. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
	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.	1	Ongoing	South Bay Community Services (SBCS) is the primary service agency that provides homeless shelter and services in Chula Vista. SBCS operates four transitional living programs and the City has allocated annual CDBG funds to SBCS for youth and family support services, and housing services. SBCS also administers the City's Homeless Prevention and Rapid Re-Housing program funds ($819,738) received from the ARRA of 2009 to assist families who are at risk of becoming homeless. A small portion is also earmarked to assist those to rapidly

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					become re-housed after experiencing a recent incident of homelessness. In 2010, SBCS assisted 66 households with such case management services. The City also provides annual funding for the Ecumenical Council Winter Rotational Shelter program to assist homeless at various sites throughout the County, including Chula Vista. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
	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.	1	Ongoing	See comments under Program 4.2.3 above, in 2010, the City provided funded to SBCS to provide transitional housing rental assistance through HPRP funds. In FY 2007-08 $315,000 in HOME Program funds were allocated to SBCS for a Tenant Based Rental Assistance (TBRA) for transitional housing opportunities.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					Continued Appropriateness: This program is included in the 2013-2020 Housing Element. To comply with new State law, the 2013-2020 Housing Element includes a program to revise its Zoning Ordinance to address the provision of emergency shelters and transitional housing within one year of the adoption of the Housing Element.
	6.1.4 Information of Resources for Basic Needs	Develop publicly distributed informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless.	2	2008	The City participates in the South Bay Homeless Advocacy Coalition and provides a South Bay Directory of Emergency Shelter and Food Assistance. In addition, the City provides referral services to all callers requesting such information. In 2009 and 2010 the hosted and/or participated in a South Bay Homeless Forum which brought together providers of homeless and near homeless services to discuss current and relevant issues relating to needs and planning. ***Continued Appropriateness:***

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					This program is included in the 2013-2020 Housing Element.
Policy H6.2 - Encourage the development of alternative housing types in locations with easy access to goods, services, transportation, recreation and other appropriate services to accommodate the special needs of seniors, persons with disabilities, emancipated foster youth, students, athletes, and single person households.					
	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.	1	Ongoing	In 2010, 4 permits were issued for accessory second dwelling units. During the 2005-2010 Housing Element period: 86 permits. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
	6.2.2 Shared Living	Support 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. In 2006, the local social service agency that provided shared living referrals cease providing this	1	Ongoing	City policies continue to support alternative housing types. The City has provided past financial support to Social Service providers offering shared housing services. Since 2005, CDBG funding for these services was provided. However in 2006, the local social service agency that provided shared living referrals ceased providing this service.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		service.			***Continued Appropriateness:*** There remains a significant need for affordable housing in the community. Shared housing is a cost effective program to meet this need. This program is included in the 2013-2020 Housing Element.
	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.	2	Ongoing	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. ***Continued Appropriateness:*** There remains a significant need for affordable housing in the community. Co-housing is a cost effective program to meet this need. This program is included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	6.2.4 Farmworker Housing	Continue to monitor the continued availability of farmworker housing at the Brisa del Mar development to ensure the continued provision of housing to meet the needs of the City's farmworker population.	1	Ongoing	34 units within Brisas del Mar have been made available and are currently occupied by eligible farmworkers/day laborers. ***Continued Appropriateness:*** This program is not included in the 2013-2020 Housing Element due to the limited need for this special needs population.
	6.2.5 University Housing	Encourage the development of a variety of housing types in the University Village Focus Area in the East, recognizing the need for higher residential densities and the need for varied housing resulting from the proposed university, such as housing for students, faculty and employees.	2	Ongoing	The City continues to work with property owners for the development of a University Park and Research Center (UPRC) in the eastern area of the City. Efforts are concentrated on land acquisition and the designation of appropriate land uses. Current economic conditions may delay these efforts. Therefore, this program has been reprioritized and will be pursued in concert with the development efforts for the UPRC. ***Continued Appropriateness:*** This program is not included in the 2013-2020 Housing Element. There remains a significant need for affordable housing in

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					the community. Due to the limited financial resources available to the City, the City will seek to utilize its resources for opportunities for all lower income households, particularly those economically vulnerable population groups.
	6.2.6 Olympic Training Center Housing	Encourage the development of housing located at the Olympic Training Center (OTC) for athletes and employees participating in programs at the Center.	2	Ongoing	The Olympic Training Center is facing a shortage of appropriate housing located on-site or within close proximity for its athletes in training. The provision of such housing will play a significant role in the continued success of the OTC. The OTC continues to discuss potential housing opportunities with a site adjacent to the OTC that has future development potential. ***Continued Appropriateness:*** This program is not included in the 2013-2020 Housing Element. There remains a significant need for affordable housing in the community. Due to the limited financial resources available to the City, the City will seek to utilize its resources for opportunities for all lower income

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					households, particularly those economically vulnerable population groups.
	6.2.7 Accessible Housing Regulations	Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.	1	Ongoing	All housing developments submitted to the City or plan review and permitting are checked for compliance with California Title 24 provisions. No permits are issued until the design of the development satisfies all requirements. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
	6.2.8 Senior Housing Services	Encourage the development of senior housing developments through incentives (i.e, expedited processing, fee waivers, etc.) that provide a wide range of housing choices from independent living to assisted living with access to services on-site, including healthcare, nutrition, transportation and other appropriate services.	2	Ongoing	In 2007, MAAC Project completed the construction of a 41-unit low income affordable housing development for very low and low-income seniors. In late 2008, grading began in eastern Chula Vista for Westmont Senior Living, a senior care facility that will house a 92 unit assisted living building and a 16 unit memory care/Alzheimer's facility. The City continues to discuss potential senior services and housing with developers as

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					relevant. ***Continued Appropriateness:*** This program is not included in the 2013-2020 Housing Element. There remains a significant need for affordable housing in the community. Due to the limited financial resources available to the City, the City will seek to utilize its resources for opportunities for all lower income households, particularly those economically vulnerable population groups.
Objective H7 - Facilitate the creation, maintenance, preservation and conservation of affordable housing for lower and moderate-income households through comprehensive planning documents and processes, and the provision of financial assistance and other incentives.					
Policy H7.1 - Ensure Chula Vista's plans and policies addressing housing, such as the Zoning Ordinance, Sectional Planning Area Plans, and Specific Plans, encourage a variety of housing product that responds to variations in income level, the changing live-work patterns of residents and the needs of the City's diverse population.					
	7.1.1 Specific Plans	Develop and consider for adoption Specific Plans for the Urban Core and Southwest Planning Areas in order to implement the General Plan Update which will allow the development of higher density housing, particularly within	1	2006-2008	In April 2007 the Urban Core Specific Plan was adopted. The Southwest Working Group met monthly in 2010 to provide community input on specific plans, streetscape master plans, and zoning changes for the five

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		identified mixed use residential and mixed use transit focus areas. Ensure development within the Urban Core Specific Plan allows for permitted "by-right" residential development in appropriate sub-districts to ensure zoning standards can accommodate development capacities in western Chula Vista that meet the adjusted RHNA allocations as shown in Table C-9 of the Housing Element. Residential development shall fulfill the requirements of Government Code Section 65583.2.			identified "change" districts in Southwest Chula Vista. Zoning codes in two of those districts have been modified to allow "by-right" mixed use residential/commercial development. These modified codes are expected to be approved by the City Council in January 2011. The specific plan for the Palomar change area is underway. Consultants have been hired for the market and circulation studies for the plan. The Specific plan is expected to be completed by the end of 2011. The Main Street change area streetscape plan is in its preliminary stages, and is expected to progress in 2011. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element. The program focuses now on the Southwest area of the community since the Urban Core Specific plan has since been adopted.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
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.	1	2007	Due to the City's current budgetary reductions, review and amendments to Title 19 of the City's Municipal Code are being completed on an as needed basis. In 2009, the City began efforts to draft specific plans for the South West area of the City to implement the land use policy of the General Plan. Staff continues to work with the community related to specific plans for this area. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
7.1.3 Remove Constraints to Housing for Persons with Disabilities	Review and update applicable sections of the Chula Vista Municipal Code and Building code and other City processes to remove identified constraints, if any, and establish a formal reasonable accommodation procedure to grant exception in zoning and land use for persons with disabilities.	1	2009	See comments under Program 7.2.1. Although Disability Housing has not been specifically addressed, flexible development standards could be a topic for future discussions and analysis. ***Continued Appropriateness:*** This program is not included in the 2013-2020 Housing Element. The City's codes

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					have been revised to remove constraints and provide a process for reasonable accommodations in Summer 2012.
	7.1.4 Encouragement of Infill Construction	The City will continue to encourage in-fill development within feasible development sites in Western Chula Vista and nonvacant sites for homeownership and rental units through a proactive and coordinated effort with the redevelopment agency, planning division and private development entities to provide development guidance and assistance to encourage the construction of residential development affordable to very low-, low- and moderate-income levels through a variety of land use tools (i.e, streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance and other methods deemed appropriate).	1	Ongoing	In April 2009, a 42 unit multi-family rental complex in western Chula Vista called, "Los Vecinos" was completed. The project was a joint effort of the Redevelopment and Housing Divisions of Development Services, and benefited from expedited processing in the Planning and Building Divisions. Due to the economic downturn and lack of funding sources, there has been little money for development or construction. The Agency has focused its efforts on reviewing plans and policies to make sure it is ready when the market turns around. ***Continued Appropriateness:*** Based on the significant downturn of the economy and residential market in the mid 2000's and dissolution of redevelopment, this program is not included in the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
Policy H7.2 - Ensure the entitlement process and infrastructure levies do not affect the feasibility of affordable housing development.				
7.2.1 Priority Processing	Assign 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.	2008	Ongoing	See comments under Program 4.1.2 above. In 2009, the Affordable Housing Working Group looked at avenues to improve the development review process, including: fee waivers/deferrals, flexible development standards, and/or other mechanisms to provide incentives to projects meeting certain thresholds of affordability. In 2009 the City's "Development Process Streamlining Committee" evaluated impediments to the planning process including: entitlement processing, development fees, and regulatory issues. A proposal is being made to consolidate public hearings and save time on the overall review process. Although affordable housing has not been specifically addressed by the Streamlining Committee, it will be a topic for future discussions and analysis including:

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
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					expedited processing, fee waivers, and flexible development standards. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
	7.2.2 Development Fees	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 and as allowed by the City's Municipal Code. Also refer to related H Policy 7.4.5.	2008	Ongoing	See comments under Program 7.2.1. Given current market conditions it is unlikely that in the next few years any, affordable housing included, residential infill development will be built without some type of public subsidy. The Agency is exploring the potential for impact fee credits for development within redevelopment project areas. ***Continued Appropriateness:*** This program is included in the 2013-2020 Housing Element.
	7.2.3 Flexible Development Standards	Continue to encourage the provision of flexible development standards in residential zoning districts as part of	2008	Ongoing	See comments under Program 7.2.1. ***Continued Appropriateness:***

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		the City's discretionary review process to facilitate the development of housing for very low and low-income households.			This program is no longer included within the 2013-2020 Housing Element. There remains a significant need for affordable housing in the community. The City will continue to promote affordable housing utilizing its Balanced Communities Housing policy and its Affordable Housing Incentive ordinance.
	7.2.4 Article XXXIV	Assess the applicability of Article XXXIV of the California Constitution to certain housing developments where the City and/or Agency are considering financial assistance or other incentives to assist in the development of affordable housing. Evaluate the appropriateness of a possible referendum to obtain more authority for the City/Agency's development, construction or acquisition of "low rent housing."	1	2007	As of 2008, a balance of 26 units remain from the passage of the original Proposition C in April 1978, authorizing the development, construction, or acquisition of "low rent housing" by the Agency. In November 2006, voters approved an additional authority of 1,600 units of assisted affordable housing in the City. Since 2006, 242 units have been financially assisted by the City and/or Agency, leaving a total balance of 1,384 units . ***Continued Appropriateness*** This program is not included within the 2013-2020 Housing Element since it has

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					been completed.
Policy H7.3 - Pursue opportunities to expand financial resources assisting housing development for lower and moderate-income households.					
	7.3.1 Expand Redevelopment Project Areas	Evaluate the viability of expanding redevelopment project areas to include more residential areas.	1	2007	In December 2009, the City approved a five-year implementation plan for redevelopment that included plans to conduct a feasibility study for expanding the Redevelopment Project Areas. ***Continued Appropriateness*** This program is not included within the 2013-2020 Housing Element due to the dissolution of redevelopment.
	7.3.2 Maximize Redevelopment Funds	Develop financial strategies that maximize redevelopment income streams, such as bond financing.	1	2008	See comments under Program 7.2.1. ***Continued Appropriateness*** This program is not included within the 2013-2020 Housing Element due to the dissolution of redevelopment.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
7.3.3 California Reinvestment Act	Work with local financial institutions to meet their community reinvestment obligation under the Community Reinvestment Act.	2	Ongoing	Staff continues to monitor the activities of lending institutions and their obligations under the Community Reinvestment Act through the efforts of the City-County Reinvestment Task Force. Discussion with active lenders in the REO market took place in 2009 to discuss implementation of certain requirements of the Federal Neighborhood Stabilization Program (NSP). Several lenders developed first-look programs that allowed first-time homebuyers access to properties before being listed on the open market. ***Continued Appropriateness*** This program is not included within the 2013-2020 Housing Element due to the dissolution of redevelopment.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	7.3.4 Pursue Affordable Housing Funding	Proactively pursue available Federal or State funding to increase, preserve, and enhance housing affordable to low-income households.	1	2008	Staff continues to monitor available grant opportunities and analyzes Notices of Funding Availability for the appropriateness of such programs and its effectiveness in addressing Chula Vista's housing needs. As funding opportunities are identified, the City will make application, if appropriate, or forward such information to affordable housing developers for their consideration and support their efforts. Given the current economic downturn at both the national and state level, available financing for the production and preservation of housing may be limited and competitive. ***Continued Appropriateness:*** This program has been revised to include the City's participation in eCivis software to pursue financing resources and is included in the 2013-2020 Housing Element.
Policy H7.4 - Provide financial assistance and incentives for the preservation and creation of affordable housing to address the underserved financial needs of very low-and low-income households throughout the City.					

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
7.4.1 Density Bonus	Amend Title 19 of the Chula Vista Municipal Code to authorize a density bonus and/or other incentives for new housing developments and condominium conversions providing the required affordable housing as specified in the California Government Code.	1	2007	See comments under Program 4.1.2. In 2008, staff drafted a Density Bonus Ordinance and anticipates taking it to Council in mid 2011. ***Continued Appropriateness*** This program is included within the 2013-2020 Housing Element. The City adopted an Affordable Housing Incentives ordinance in December 2012 which is applicable to residential developments throughout the City.
7.4.2 Land Banking	Actively identify and pursue funding and the acquisition of sites located in proximity to goods, services, jobs, transportation, education, recreation and/or other amenities for permanent affordable housing. The City shall seek partnerships with developers of affordable housing, particularly with non-profit organizations based within the San Diego County region, to develop such sites. Development of affordable	1	2006-2008	Due to the economy during the period of 2005-2009, the Agency had not actively pursued the acquisition of sites for the development of housing, including affordable housing. Funding for new residential construction, including affordable units, had diminished, making it difficult for developers to finance any new residential projects – redevelopment projects would require significant subsidies. As the economy has begun to stabilize and

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		housing opportunities may be established through a Community Land Trust model to assure the continued affordability of housing for future and current homebuyers.			prices have decreased, the City is starting a proactive approach to affordable housing development. In conjunction with four selected developers, the City is drafting an affordable housing strategy to implement over the next few years. The strategy will help steer the types and locations of projects. ***Continued Appropriateness:*** This program is no longer included within the 2013-2020 Housing Element. There remains a significant need for affordable housing in the community. With limited availability of financing, the City will continue to promote affordable housing utilizing its Balanced Communities Housing policy and its Affordable Housing Incentive ordinance.
	7.4.3 Public Property	Evaluate the viability of providing affordable housing on City or Redevelopment Agency owned property that becomes available or is deemed surplus property.	1	Ongoing	Staff has evaluated its existing inventory of City and/or Agency owned land. Both the City and Agency have limited ownership of land, of which very little is currently suitable for residential development. As

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					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. ***Continued Appropriateness:*** This program is included within the 2013-2020 Housing Element.
	7.4.4 Affordable Housing in Public or Quasi-Public Zones	Evaluate the appropriateness of allowing affordable housing within public or quasi-public zoning designations, when appropriate.	1	2008-2009	See comments under Program 7.2.1. An incentive being considered under the Affordable Housing Working Group is to allow affordable housing development in zones designated for other uses. ***Continued Appropriateness:*** This program is included within the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	7.4.5 Financial Assistance	Continue evaluating on a case-by-case basis requests from developers and owners of new or existing residential development for financial assistance to provide affordable housing opportunities for very low- and low income households within such developments. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs, such as very low-income households and rental housing for large families. Assistance will be offered to the extent that resources and programs are available.	1	Ongoing	See comments under Program 7.2.1. The City continues to look at projects on a case-by-case basis for various incentives, however the Affordable Housing Working Group is looking at establishing thresholds for levels of assistance and incentives. ***Continued Appropriateness:*** This program is no longer included within the 2013-2020 Housing Element. There remains a significant need for affordable housing in the community. With limited availability of financing, the City will continue to promote affordable housing utilizing its Balanced Communities Housing policy and its Affordable Housing Incentive ordinance. Financial assistance will be considered through these programs.
Goal H8 - Ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation.					
Policy H8.1 - Ensure equal housing opportunities to prevent housing discrimination in the local housing market.					

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	8.1.1 Affirmative Marketing & Leasing	Require affordable housing developments for low-and moderate-income households to comply with the following policies: -In 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.	1	Ongoing	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. ***Continued Appropriateness:*** This program is included within the 2013-2020 Housing Element.
	8.1.2 Fair Housing Education & Counseling	Continue implementation of support programs for outreach and education on housing rights to ensure information and materials are available to the entire community through a variety of means, fair housing counseling, and resolution of fair housing complaints. Where	1	Ongoing	In February 2009 the City entered into a contract with South Bay Community Services (SBCS) to provide outreach and counseling for fair housing issues. SBCS held various educational seminars with mobilehome and property managers during 2009 and for property managers in 2010.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		appropriate, refer to other agencies, including State and Federal enforcement agencies.			***Continued Appropriateness:*** This program is included within the 2013-2020 Housing Element.
Goal H9 - Promote and facilitate early, transparent public input and participation emphasizing community awareness of the City of Chula Vista's goals, tools, available resources and programs for lower income households.					
Policy H9.1 - Encourage meaningful public participation by all segments of the community, including low- and moderate-income residents, the business sector, social service agencies, renters and homeowners, when reviewing and developing City housing policies and affordable housing projects.					
	9.1.1 Public Input & Participation	Incorporate public input and participation in the design and development of City housing plans and policies.	1	Ongoing	The City continues to provide opportunity for public input for all plans and policies. The Mobilehome and Trailer Park Conversion Ordinance (CVMC 9.40) update included an extensive outreach process that included bilingual meetings and materials at each step of the process. The City is currently taking similar measures to look at a variety of policies and ordinances through the Affordable Housing Working Group, see comments under 4.1.2. The development of the 2005-2010 Housing Element also included an extensive public outreach process utilizing the Housing Advisory Committee (HAC). It is anticipated

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
					that such a process will begin again for the 2010-2015 Housing Element update in mid 2010. ***Continued Appropriateness:*** This program is included within the 2013-2020 Housing Element.
	9.1.2 Bilingual Noticing	Expand the City's bilingual noticing requirements for pending actions, meetings, and workshops sponsored by the City and/or Agency related to affordable housing for low-and moderate-income households.	1	Ongoing	The City continues to provide bilingual materials for all housing program marketing materials and provides translation services as needed. Both bilingual materials and meetings were provided for the Mobilehome Conversion Ordinance in 2007. A pilot program was conducted from April 2006 through June 2006 to identify the need for simultaneous translation services at City Council meetings. ***Continued Appropriateness:*** This program has been revised within the 2013-2020 Housing Element to look at not only bilingual noticing but for development of a citywide Limited English Proficiency policy.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
	9.1.3 Public Outreach & Education of Resources	Initiate a bilingual educational campaign to Spanish speaking lower income renters in the Northwest and Southwest Planning Areas to provide information on the City's housing resources and programs.	2	Ongoing	The "Southwest Community Strengthening" process endeavored to improve communication with the Southwest portion of the City, by: 1) Holding a series of community conventions from 2006-2008 to provide resource information on housing and other community needs; 2) Facilitating the purchase of new translation equipment for future outreach efforts; and 3) Hosting a six-session leadership academy designed to provide community members knowledge about critical resources in the community, including information on housing resources and programs. During the 2005-2010 Housing Element period, the City also provided materials and conducted bilingual meetings for the Mobilehome Conversion Ordinance in 2007 and other related mobilehome meetings. ***Continued Appropriateness:*** This program is included within the 2013-2020 Housing Element.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program	**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
9.1.4 Marketing of Affordable Housing Sites	Require through conditions of approval on discretionary permits, the development of outreach or other appropriate marketing materials identifying the location and type of affordable housing sites citywide to ensure existing and potential residents are aware of affordable housing opportunities.	2	Ongoing	The City continues to provide materials advertising available affordable housing communities and other housing programs available through the City or contract consultants. Such information is made available at City offices, to the public upon request and at community events. Staff has provided information at such events as street fairs, community open houses, grand opening of recreation centers and facilities and meetings of civic organizations and social service providers. ***Continued Appropriateness:*** This program is not included within the 2013-2020 Housing Element. Marketing of affordable housing sites will be combined with the City's efforts to provide housing resources information on the City's website, front counters and other opportunities for public outreach.
9.1.5 Annual Housing Report	Provide an annual report to an oversight body to advise the City Council on the City's existing	1	Annually	Redevelopment & Housing staff continued efforts to develop a department Annual report to include housing information in

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Name of Program		**Objective**	**Priority Level**	**Deadline in H.E.**	**Status of Program Implementation**
		housing stock and policies. The annual report shall provide for a monitoring and reporting of updated housing data relative to housing starts, demolition and conversion of rental housing, affordability levels, market trends, existing housing by tenure and type and by geographic areas, and other relevant data and an evaluation of progress in implementing the policies of the Housing Element. The annual report shall also be made available for review in public locations.			2008, however due to budgetary constraints these efforts were suspended in late 2008/early 2009. In 2008, 2009 and 2010 the Housing Advisory and Mobilehome Rent Review Commissions met jointly 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. ***Continued Appropriateness:*** This program is included within the 2013-2020 Housing Element.

1.0 GENERAL PLAN CONSISTENCY ANALYSIS

California State law requires General Plans to be internally consistent. Therefore, the goals and policies of each Element must provide a level of consistency so that specific goals and policies contained in one element are not in conflict with those contained in another.

Chula Vista's General Plan consists of seven elements required by State Law. An analysis of internal consistency summarized in Table E-1. Through this analysis, it has been determined that the Housing Element provides consistency with the policies set forth in the General Plan and its associated elements.

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Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
Goal 1: Maintaining and Enhancing Housing and Residential Neighborhoods						
Objective H1: Minimize blighting influences and maintain the integrity of residential neighborhoods						
Policy H 1.1 Facilitate the rehabilitation of the City's existing housing stock	LUT 2.1; LUT 2.2					GPI 3.4, GPI 3.8
• 1.1.1 Rehabilitation of Owner Occupied Housing						
• 1.1.2 Neighborhood Revitalization Program: Improve neighborhoods	.					
• 1.1.3 Rental Housing Rehabilitation: Assistance to private property owners to rehabilitate and set aside rental units for lower income households						
• 1.1.4 Acquisition and Rehabilitation of housing for rental to very low- and low-income households						
• 1.1.5 Housing related environmental hazard control						
Policy H 1.2 Eliminate overcrowded, unsafe, and unsanitary housing conditions						
• 1.2.1 Multifamily housing inspection						
• 1.2.2 Mobilehome inspection program						
• 1.2.3 Code Enforcement activities to monitor housing and neighborhood conditions						

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
Objective H2: Promote the efficient use of water and energy to reduce long term operational costs of housing, provide healthy living environments, and contribute to the City's goals of protecting, conserving and enhancing environmental resources.	LUT 34			Goal 2.0; E-1; E-2; E-3; E-6; E-7		
Policy H 2.1 Encourage the efficient use and appropriate reuse of water by residents.			PFS 2.1, PFS 2.2, PFS 3.1, PFS 3.4,	E3.1; E3.2; E3.3; E3.4; E3.6		
• 2.1.1 Promote water conservation, efficiency and reuse practices in existing and new development.						
• 2.1.2 Promote the use of low water demand landscaping, incorporating high efficiency irrigation and drought tolerant plant materials in existing and new development.						
• 2.1.3 Continue to develop and update water-related building codes and development requirements.						
• 2.1.4 Promote water conservation, efficiency, and reuse in the community through public education and technical assistance.						
Policy H 2.2 Encourage the efficient and renewable energy use of residents.			PFS 22.1, PFS 22.3, PFS 22.4, PFS 22.5	EE 6.7, EE 7.1, EE 7.2, EE 7.3, EE 7.4		
• 2.2.1 Maximize energy efficiency and integrate renewable energy into projects through site and building design and energy efficient materials, equipment, and appliances.						
• 2.2.2 Develop, update and enforce energy-related buildings codes and requirements as part of the development review process.						
• 2.2.3 Promote development of Zero Net Energy homes by incentives and leveraging resources available.						
• 2.2.4 Provide public education about energy efficiency and renewable energy and technical assistance.						

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
Goal 2: Balanced and Diverse Housing Opportunities						
Objective H3: As required by State law, preserve existing affordable housing opportunities, where feasible and practical, to maintain an adequate supply of affordable housing.						
Policy H 3.1 Preserve publicly assisted rental housing "at risk" of converting to market rate rents.						
• 3.1.1 Proactively work with property owner(s) of two (2) "at-risk" assisted housing developments whose affordability restrictions are due to expire.	LUT 1.9,					
Policy H 3.2 Monitor housing located in the Coastal Zone occupied by low and moderate-income households and mitigate any loss of such housing.	LUT 1.10,					
• 3.2.1 Comply with State Law regarding the monitoring and reporting of housing units occupied by low or moderate-income households demolished within the Coastal Zone.						
• 3.2.2 Replacement of housing in the Coastal Zone that was demolished/converted and occupied by low or moderate income households.						

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
Objective H4: Encourage planning practices that create sustainable communities and reduce greenhouse gas emissions consistent with the 2050 Regional Transportation Plan's Sustainable Communities Strategy.						
Policy H4.1: Encourage transit-oriented housing consistent with SANDAG's Sustainable Communities Strategy (SB 375).						
• 4.1.1 Promote a land use pattern that is anticipated to reduce Vehicle Miles Traveled (VMT)						
Objective H5: Encourage the provision of a wide range of housing choices by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low and moderate-income households.						
Policy H5.1: Balanced Communities-Affordable Housing	LUT 1.9					
• 5.1.1 Implement the Balanced Communities-Affordable Housing Policy requiring all new residential projects consisting of 50 or more dus to provide 10% of the units as affordable to low and moderate income households.						
Policy H 5.2 Support efforts to increase the homeownership rate, particularly in the Northwest and Southwest Planning areas, up to the regional average to build individual wealth and to stabilize existing residential neighborhoods.	LUT 1.3;					
• 5.2.1 Provide low-income households currently residing in rent restricted affordable housing with assistance to purchase their first home.						

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
• 5.2.2 Participate with the County of San Diego and other cities to provide Mortgage Credit Certificates (MCC) to qualified first-time low and moderate-income homebuyers.						
• 5.2.3 Support third parties to organizations to provide educational programs, loan counseling, and materials on homeownership.						
• 5.2.4 Support and encourage others to use non-traditional financial approaches to assist low-and moderate-income first time homebuyers.						
Policy H 5.3 Support mobilehome parks as an alternative housing opportunity, particularly where consistent with the General Plan.	LUT 1.9; LUT 1.10; LUT 34.D.2;	ED 2.3				
• 5.3.1 Enforce CVMC Chapter 9.50 for mobilehome space rent review.						
• 5.3.2 Promote the purchase of those mobilehome parks with a Mobilehome Park (MHP) zone designation by park residents, in accordance with CVMC Chapter 9.60.						
• 5.3.3 Enforce CVMC Chapter 9.40 to protect the rights of residents as mobilehome/trailer parks are closed or converted to other uses.	LUT34.D.1					

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
Objective H6: Promote the development of variety of housing, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with physical and/or development disabilities, and seniors.						
Policy H 6.1: Support the coordination of existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.	**					
• 61.1 Participate in regional planning efforts to address needs of the homeless.						
• 6.1.2 Support regional funding efforts to develop new housing facilities for the homeless and maintain existing facilities and services.						
• 6.1.3 Provide in-kind and financial assistance for existing and new emergency shelters and transitional housing facilities.						
• 6.1.4 Implement a homeless prevention program providing rent subsidies for those at-risk of becoming homeless.						
• 6.1.5 Develop informational materials that provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless.						

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
Policy H 6.2 Encourage the development of alternative housing types in locations with easy access to goods, services, transportation, recreation and other appropriate services to accommodate the special needs of seniors and persons with disabilities.	LUT 1.9, LUT 3.1, LUT 3.2, LUT 3.3; LUT 3.7; LUT 14.1	ED 2.3, ED 2.5	PFS 5.3, PFS 5.7, PFS 6.1, PFS 6.2, PFS 10.4, PFS 15.2, PFS 14.1, PFS 15.7		GM 2.1, GM 3.4, GM 3.8	
• 6.2.1 Construction of new secondary dwelling units in areas where the units do not compromise the neighborhood character.						
• 6.2.2 Support private programs for shared living connecting those with a home and those seeking housing, particularly seniors, students, and single person households.						
• 6.2.3 Evaluate the viability of co-housing and any necessary amendments to Title 19 of the Chula Vista Municipal Code to facilitate its development.						
• 6.2.4 Maintain and implement California Title 24 provisions for residential developments.						
Goal 3: Government Role and Process						
Objective H7: Facilitate the creation, maintenance, preservation and conservation of affordable housing for lower and moderate-income households through comprehensive planning documents and processes and the provision of financial assistance and other incentives.						
Policy H 7.1: Ensure that all housing related City plans and policies encourage residential development by providing a variety of housing product	LUT 1.9; LUT 1.10; LUT 3.7	ED 2.3, ED 2.5	PFS 1.3		GM 2.1, GM 3.4, GM 3.8	
• 7.1.1 Develop and consider for adoption specific plans for the Southwest Planning Areas in order to implement housing-related land use policies of the General Plan.						

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
• 7.1.2 Update Title 19 of the Chula Vista Municipal Code, to implement the General Plan Update of 2005.						
• 7.1.3 Amend the Zoning Ordinance within one year of adoption of the Housing Element to address emergency shelters, and permit this use by right, within identified zones, consistent with SB 2.						
• 7.1.4 Amend the Zoning Ordinance to define transitional/supportive housing. Transitional housing, pursuant to State Law.						
• 7.1.5 Amend the Zoning Ordinance to facilitate the provision of SROs, consistent with AB 2634.						
Policy H 7.2 Ensure the entitlement process and infrastructure levies do not affect the feasibility of affordable housing development.		ED 10.3	PFS 1.7		GM 1.8, GM 1.10, GM 2.3, GM 3.4	
• 7.2.1 Continue implementation of 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.						
• 7.2.2 Continue to consider subsidizing, waiving, or deferring fees for affordable units 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 and as allowed by the City's Municipal Code.						

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
Policy H 7.3 Pursue opportunities to expand financial resources for housing for lower and moderate-income households.	LUT 14.1;		PFS 1.7		GM 2.1, GM 3.3, GM 3.4, GM 3.8	
• 7.3.1 Utilize the eCivis software program to proactively pursue available Federal or State funding to increase, preserve, and enhance housing affordable to low income households.						
Policy H 7.4 Provide financial assistance and incentives for the preservation and creation of affordable housing for the underserved needs of very low and low income households throughout the City.	LUT 1.1, LUT 1.2, LUT 1.7, LUT 22.1, LUT 22.2, LUT 32.1				GM 3.8, GM3.9	
• 7.4.1 Provide a density bonus and/or other incentives for new housing developments and condominium conversions providing the required affordable housing.						
• 7.4.2 Evaluate the viability of providing affordable housing on publicly owned property that becomes available or is deemed surplus property.						
• 7.4.3 Evaluate the appropriateness of allowing affordable housing within "public" or "semi-public" zone designations, where appropriate.						

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
Objective H8: Ensure the availability of housing opportunities to all persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, or sexual orientation.						
Policy H 8.1: Ensure equal housing opportunities to prevent housing discrimination in the local market.	LUT 1.9, LUT 22.1, LUT 22.2	EE 2.3, EE 2.5			GM 3.8	
• 8.1.1 Require affordable housing developments for low and moderate income households to outreach to minority communities and monitor for affirmative marketing.						
• 8.1.2 Contract with a service provider to implement programs for outreach and education on housing rights and counseling and mediation of discrimination complaints.						
Objective H9: Promote and facilitate early and transparent public input and participation that emphasizes community education of goals, tools, and the processes for providing affordable housing, and available resources and programs for lower income households.						
Policy H 9.1 Encourage meaningful public participation of all segments of the community, including low and moderate income residents, the business sector, social service agencies, renters and homeowners, in the review and development of City housing policies and affordable housing projects.						GPI 3.3, GPI 3.5
• 9.1.1 Incorporate public input and participation in the design and development of City housing plans and policies.						

Table E-1
CITY OF CHULA VISTA GENERAL PLAN CONSISTENCY ELEMENT
CONSISTENCY ANALYSIS – POLICY RELATIONSHIP MATRIX

Housing Element Goals and Policies	GENERAL PLAN ELEMENTS					
	Land Use and Transportation	Economic Development	Public Facilities and Services	Environmental	Growth Management	Implementation
• 9.1.2 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.						
• 9.1.3 Develop and maintain outreach or other appropriate marketing materials identifying available housing resources and programs available in the City of Chula Vista.						
• 9.1.4 Provide an annual report on the City's housing efforts, to the City Council and ensure the annual report is available for review in public locations.						

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1.0 COMMUNITY OUTREACH

The Housing Element is representative of the desires of the local residents and addresses the concerns most important to the community both now and in the future. Additionally, the State of California requires local governments make diligent efforts to involve all economic segments of the population in the development of the Housing Element. The public's input and participation in the Housing Element Update process is key to ensuring a shared vision and strategy for the City.

During the preparation of the Housing Element, community involvement included a presentation before the City's Housing Advisory Commission, a housing stakeholder meeting, three community workshops, and implementation of a Housing Needs Survey. Meetings and presentations focused on (1) informing the community of past and existing efforts to address previously identified housing needs, identified housing needs based on current demographics and anticipated resources and (2) hearing from the community their top priorities in terms of housing needs by income group or targeted population and to identify/refine possible housing policies/programs to address the specific needs and any geographical/locational considerations. A Housing Needs Survey was made available in both English and Spanish to identify types of affordable housing needed, priorities for special needs groups, priority housing programs to address affordable housing needs in the community, location of emergency housing, and any perceived constraints to housing. Responses from the community guided the Needs Assessment portion of the Housing Element, as well as the Housing Policy and Implementation Plan (Part II of this Element).

This appendix provides for a summary of the City's efforts community outreach efforts and the responses received.

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2013-2020 HOUSING ELEMENT UPDATE

SUMMARY OF COMMUNITY COMMENTS

Prepared June 2012

Housing Advisory Commission	January 25, 2012
Housing Stakeholder Meeting	March 8, 2012
Community Meeting	March 21, 28 and 29, 2012
Housing Needs Survey *(both in English & Spanish)*	Available from March-May 2012

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Overview

The State of California requires local governments make diligent efforts to involve all economic segments of the population in the development of the Housing Element. The public's input and participation in the Housing Element Update process is key to ensuring a shared vision and strategy for the City. It is the goal to ensure that the Housing Element is representative of the desires of the local residents and addresses the concerns most important to the community both now and in the future.

During the preparation of the Housing Element, community involvement included a presentation before the City's Housing Advisory Commission, a housing stakeholder meeting, three community workshops, and implementation of a Housing Needs Survey available from March through April 2012 in both English and Spanish.

This document provides a summary of the comments received through the public participation process. Responses from the community guided the Needs Assessment portion of the Housing Element, as well as the Housing Policy and Implementation Plan (Part II of this Element).

YOU'RE INVITED TO THE CITY OF CHULA VISTA'S
2013-2020 Housing Element Update Meeting

PLEASE ATTEND AND HELP SHAPE THE FUTURE OF HOUSING IN CHULA VISTA
Your participation is vital to this public process. It is only with the community's input that the Housing Element Update will appropriately reflect the needs, values and preferences of the community.

When: Thursday, March 8, 2012
1:30 to 3:00pm

Where: Chula Vista City Hall Executive Conference Room (Bldg 100)
276 Fourth Avenue, Chula Vista

Parking: Public Parking lots on F Street or Fig Avenue

Directions:
From I-5 North
Take Exit E Street
Turn Right on E Street
Turn Right on 4th Avenue
Turn Left on Fig Avenue
Park in the Public Parking Lot

From I-5 South
Take Right Fork Onto CA-54 East
Take The 4th Avenue Exit
Turn Right on North 4th Avenue
Turn Left on Fig Avenue
Park in the Public Parking Lot

As a representative of a community organization working in Chula Vista, we would like to extend an invitation for your organization to provide your experience and expertise to the City's efforts in addressing current and future housing needs. Our desire is to have one representative from your organization involved in our efforts. Should your organization be unable to participate at this event, additional workshops are planned for the general public, Planning Commission and Housing Advisory Commission. We are looking forward to your participation and invaluable insight!

For More Info Call (619) 585-5722
Email: lhines@chulavistaca.gov

CITY OF CHULA VISTA

2013-2020 HOUSING ELEMENT UPDATE

COMMUNITY WORKSHOP

You're invited to a meeting to help shape the future of housing in Chula Vista.
Attend one of the meetings that is close or convenient for you.

Date: Wed, March 21, 2012	**Date:** Wed, March 28, 2012	**Date:** Thurs, March 29, 2012
Time: 6-8 pm	**Time:** 6-8 pm	**Time:** 3-5 pm
Place: Chula Vista City Hall, Council Chambers 276 Fourth Ave	**Place:** Montevalle Recreation Center 840 Duncan Ranch Rd	**Place:** Chula Vista City Hall, Council Chambers 276 Fourth Avenue

Spanish Interpretation Available
Traducción en Español disponible

What housing issues are you concerned about?

Affordability? Buying a Home?
Home Repairs? Homelessness?

Chula Vista is updating its Housing Plan (aka Housing Element) as required by State law. If you live, work, or do business in the City of Chula Vista, please attend one of our upcoming workshops and hear more about housing in Chula Vista and share with us your ideas about our housing needs and opportunities. This plan will shape our priorities for the next eight years. Please attend and participate in the future of our community.

Take our 2013 Housing Needs Survey at
https://www.surveymonkey.com/s/2013HousingElement

Visit our Housing Element Update website at
http://www.chulavistaca.gov/City_Services/Development_Services/RedevHousing/Housing/HousingElement/

Questions or comments, please contact LEILANI HINES, Project Manager,
at 619.691.5263 or lhines@chulavistaca.gov.

276 Fourth Avenue | Chula Vista | California 91910 | www.chulavistaca.gov | (619) 691-5047

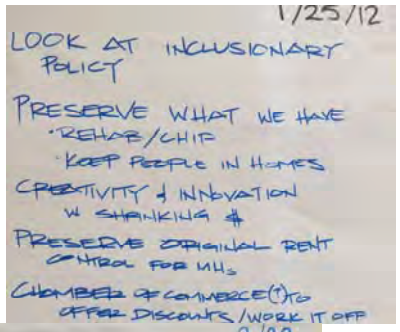
Noticing for the community workshops and the availability of the Housing Needs Survey was extensive and included direct mailings, distribution of notices via electronic mail and Nixle, distribution of flyers, information on the City's website, Facebook page, and posting of flyers at key City facilities (libraries and City Hall) within the city. Despite the City's noticing efforts, attendance at the community meetings was low, with an average of 3 participants per meeting. The City received a total of 72 responses to its Housing Needs Survey.

Workshop Agendas

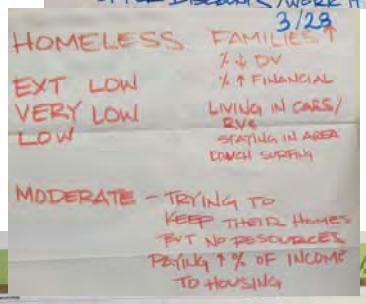
Several opportunities were provided for the community to participate in the Housing Element process and included:

- Housing Advisory Commission on January 25, 2012;
- Stakeholders meeting on March 8, 2012; and,
- Community meetings held on March 21, 28, and 29, 2012.

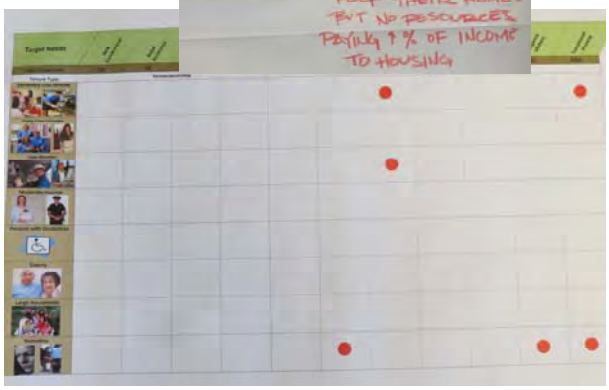
Meetings and presentations focused on (1) informing the community of past and existing efforts to address previously identified housing needs, identified housing needs based on current demographics and anticipated resources and (2) hearing from the community their top priorities in terms of housing needs by income group or targeted population and to identify/refine possible housing policies/programs to address the specific needs and any geographical/locational considerations.



Staff provided a power point presentation which included an overview of the City's Housing Element Update process, a review of the current City of Chula Vista Housing Element, and identified housing needs and key findings, and important trends in housing affecting Chula Vista. Opportunity was provided for the community to ask questions and provide comments to staff. Given the current economic conditions and an anticipated lack of financial resources available to the City for affordable housing, the remainder of the meeting was devoted to community discussion and comments on their top three (3) priorities in terms of housing needs by income group or targeted population and to identify/refine possible housing policies/programs to address the specific needs and any geographical/locational considerations.



Workshop participants' comments were recorded on a wall graphic. In addition, the Housing Needs Survey was provided for participants to also provide comments and any additional comments. A prioritization exercise was completed. Participants were provided with three (3) dot stickers to identify their top priorities for targeted populations and a corresponding program to address the housing needs of the population group.



Workshop Summary of Comments and Themes

Housing Issues

- Increase in social issues and their complexity. Social service providers can give a box of food but aren't in the business of providing the roof over their heads.
- Current economy sees many struggling.
    - Seeing more younger aged and families in need of assistance.
    - Homeless families are increasing. Percentage of those attributed to domestic violence has decreased. Financial circumstances play more of a factor for homeless families.
    - More people living in their cars, rvs or "couch surfing" but they are staying in the area.
    - Doubling up and sharing of homes.
    - Even the moderate income households are affected
        - Trying to keep their homes but have little resources to help them.
        - Paying a greater percentage of their income for their housing costs
        - Seeing them in food distribution lines

Priority Targeted Population

- Ninety-eight percent (98%) of clients seen by Family Resource Centers are extremely low and very low income households and are in need of housing.
- Homeless, particularly families, are the neediest group. There are limited dollars to assist this population group.
- Extremely low income
- Seniors
- Families

Priority Housing Programs

- Transitional housing, emergency shelters and acquisition and rehabilitation of existing housing for the homeless.
- Transitional housing for extremely low income households.
- Emergency assistance needs to be provided immediately when it is needed not a week later or on a waiting list basis.
- Rental assistance for extremely low and low income households.
- Second dwelling units could be a good alternative for seniors.
- Community land trust model should be looked at for homeownership opportunities.
- Prefabricated/manufactured homes.
- Provide incentives and concessions for those who have their own financial resources to provide housing.
- Revisit the City's Inclusionary Housing policy
- More housing in the form of new construction - Chula Vista Community Collaborative.
- Acquisition and rehabilitation of existing units when it results in a use converting to more affordable housing. – Chula Vista Community Collaborative.
- Preserve what we have and look for opportunities with our existing housing stock. Less

priority on construction of new residential units.
    - Rehabilitation of housing
    - Keep people in their homes
    - Re-use
- Maintain existing rent review regulations for mobilehome owners.
- With shrinking $, we need to be more creative and innovative
    - Business community (e.g. Chamber of Commerce) teaming up to offer discounts or programs to work off security deposits, first and last month's rent, etc.
    - Collaborate – take abandoned properties to rehab and provide training and contracting opportunities for the work needed
- Preventative Programs
    - Financial fitness
    - Training
- Housing assistance with purpose and responsibility
    - Should be looked at as a ladder and a way to step up. Look at providing programs/services that are aimed to help families get in to improve their circumstances and then move on to a little better living situation.
    - Should go both ways. Recipients should be required to give back to receive benefits.

Geographic Considerations

- The area of the City west of I-805 is already saturated with low cost housing particularly in the southwest area. This area needs to increase the income levels of residents.
- Western Chula Vista has many vacant buildings and lots and is blighted. Zoning must be revisited to promote financial feasibility and revitalization of the area. More density is needed for revitalization.
- Western Chula Vista has infrastructure needs. By redeveloping and revitalizing the area, it could bring change.

Barriers to Housing

- Fees for second dwelling units are too high and cost prohibitive
- Parking requirements for second dwelling units are too much. Homeowners could build bigger units or another unit if it were not for the parking requirements.

Housing Needs Survey

A Housing Needs Survey was made available in both English and Spanish to identify types of affordable housing needed, priorities for special needs groups, priority housing programs to address affordable housing needs in the community, location of emergency housing, and any perceived constraints to housing.

The City received a total of 72 responses to its Housing Needs Survey, with 3 responses received in Spanish. A significant number of the surveys (85%) were received from persons who were notified of the availability of the survey but did not attend one of the community meetings. Survey respondents were primarily those who own and live within Chula Vista (61%) with 30% who rent and live in Chula Vista. Six surveys were received from respondents identifying themselves as housing stakeholders, with only 1 survey received from a business owner.
Following is a copy of the survey provided in written format and available on-line and the responses received.

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CITY OF CHULA VISTA

2013-2020 HOUSING ELEMENT UPDATE

HOUSING NEEDS SURVEY

What housing issues are you concerned about?

Affordability? Buying a Home?
Home Repairs? Homelessness?

Chula Vista is updating its Housing Plan (aka Housing Element of the General Plan) as required by State law. If you live, work, or do business in the City of Chula Vista, please share with us your ideas about our housing needs and complete this voluntary survey. Your responses will assist us gain a better understanding of the housing needs and opportunities in the City of Chula Vista. Results of the survey will be used to shape our housing priorities for the next eight years as identified in the City's Housing Element. Thank you for taking the time to assist us!

Please provide one response to each question unless otherwise noted.

Did you attend a Housing Element Workshop?

- ☐ Yes *(Please indicate date)*
  - ☐ Thurs, March 8, 2012 (Stakeholder)
  - ☐ Wed, March 21, 2012
  - ☐ Wed, March 28, 2012
  - ☐ Thurs, March 29, 2012
- ☐ No

Customer Type

- ☐ Own & Live in Chula Vista
- ☐ Rent & Live in Chula Vista
- ☐ Housing Stakeholder
- ☐ Business Owner in Chula Vista

Do housing options in Chula Vista meet your needs?

☐ Yes ☐ No

Comments: _____

_____

_____

Do you think it is hard to find affordable housing in Chula Vista?

☐ Yes ☐ No

Comments: _____

_____

_____

What type of affordable housing is needed in Chula Vista? *(Check all that apply)*

- ☐ Large family units
- ☐ Condominiums
- ☐ Other: _____
- ☐ Low-Rent Apartments
- ☐ Single Family Detached

Comments: _____

Is there an unmet need for housing in Chula Vista for the following special needs groups? *(Check all that apply)*

- ☐ Large Households (5+ persons)
- ☐ Seniors
- ☐ Homeless
- ☐ Students
- ☐ Persons with Disabilities
- ☐ Other: _____

Comments: _____

Which area in Chula Vista do you feel would be most appropriate for locating emergency homeless shelters? *(Check all that apply)*

- ☐ Industrial Areas
- ☐ Areas with Higher Density Housing
- ☐ Retail Areas
- ☐ Single Family Housing Areas
- ☐ Other: _____

Comments: _____

What do you feel is the greatest constraint to providing housing in Chula Vista? *(Check only your top 3)*

- ☐ City Regulations
- ☐ Building and Fire Codes
- ☐ Permit Fees
- ☐ Processing Times
- ☐ Cost of Land
- ☐ Other: _____

Comments: _____

What programs do you think should be prioritized in Chula Vista? *(Check only your top 3)*

- ☐ New Construction of Rental Housing
- ☐ New Construction of For-Sale Housing
- ☐ Acquisition & Rehabilitation of Rental Housing
- ☐ Homebuyer Assistance
- ☐ Rental Subsidies
- ☐ Home Repairs
- ☐ Housing for Homeless
- ☐ Energy-Efficient Improvements

Are there any other problems to finding housing in Chula Vista (e.g. discrimination, poor quality, lack of bank loans)?

- ☐ Yes
- ☐ No

Comments: _____

This survey is also available at https://www.surveymonkey.com/s/2013HousingElement
Questions or comments, please contact Leilani Hines at 619.691.5263 or lhines@chulavistaca.gov.

276 Fourth Avenue | Chula Vista | California 91910 | www.chulavistaca.gov | (619) 691-5047

2013-2020 Housing Element

SurveyMonkey

1. Did you attend a Housing Element Workshop?

	Response Percent	Response Count
No	**85.5%**	**59**
Yes (please specifiy date; Thurs-March 7, Wed-March 21, Wed-March 28, Thurs-March 29)	14.5%	10
answered question		**69**
skipped question		**0**

2. Live, Work or Do Business in Chula Vista?

	Response Percent	Response Count
Own & Live in Chula Vista	**60.9%**	**42**
Rent & Live in Chula Vista	29.0%	20
Business Owner in Chula Vista	1.4%	1
Housing Stakeholder	8.7%	6
answered question		**69**
skipped question		**0**

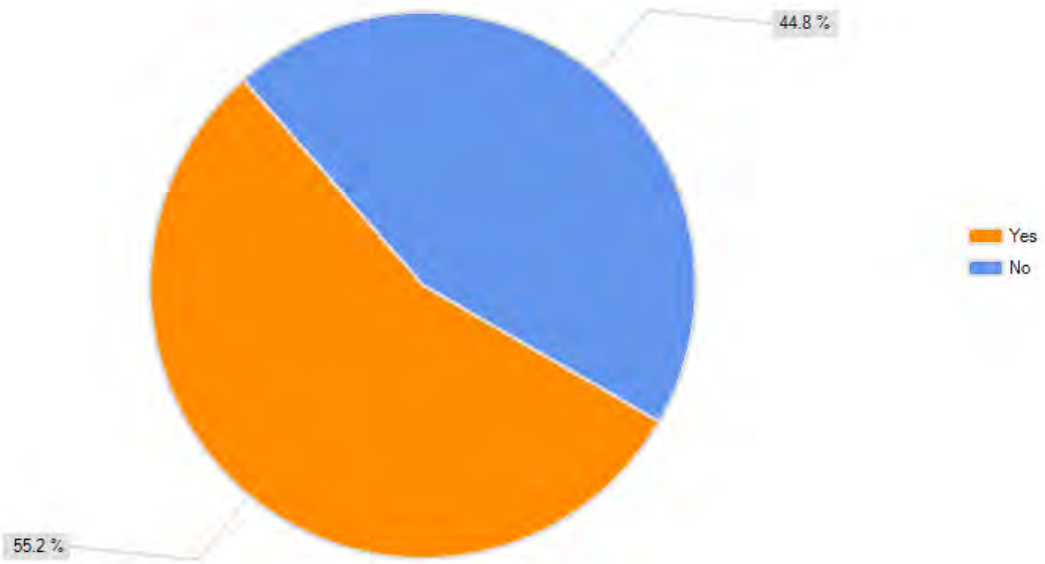
3. Do housing options in Chula Vista meet your needs?

	Response Percent	Response Count
Yes	67.6%	46
No	32.4%	22
	Comments:	11
	answered question	68
	skipped question	1

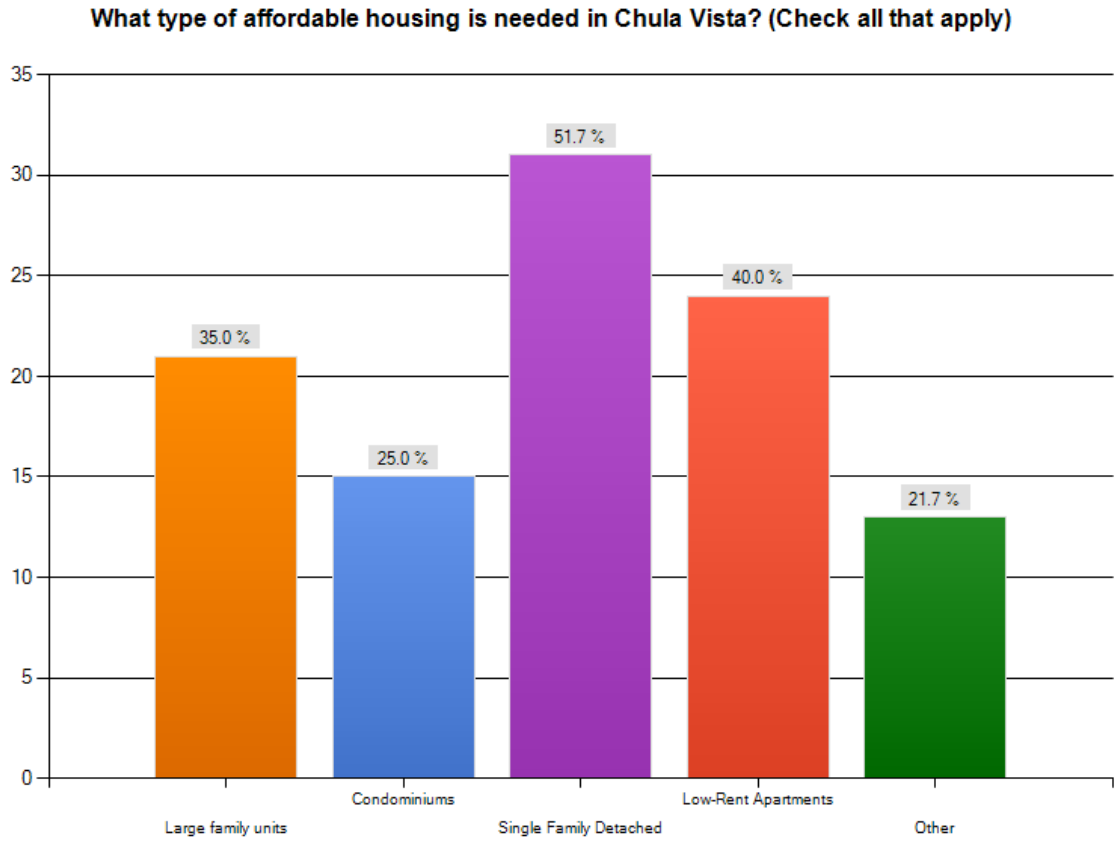
Page 2, Q3. Do housing options in Chula Vista meet your needs?

1	Too many families are not able to afford a place to live.	Jun 18, 2012 1:56 PM
2	I'm about to loose my house soon, I'll be able see more clearly then.	Apr 11, 2012 12:18 PM
3	Living in a smaller apartment than we need due to high cost of rent for something appropriate to our family in a safe neighborhood.	Mar 19, 2012 12:21 PM
4	I am more interested in senior housing for my mom and sister	Mar 16, 2012 12:58 PM
5	Affordable housing in short supply. Very few options for the homeless.	Mar 15, 2012 4:50 PM
6	Everywhere newer two-story homes seem to outnumber one-story homes by far. Don't overlook older folks who may need one-story homes when they can no longer safely climb stairs.	Mar 14, 2012 8:18 PM
7	Housing is to expensive !	Mar 14, 2012 8:15 PM
8	need more affordable places to live	Mar 14, 2012 3:15 PM
9	there isw too much housing in the city and not enough jobs. This is causing and will continue to cause our economic problems unless things radicaly change.	Mar 14, 2012 3:02 PM
10	Affordable housing is available, but comes at a price! Hostile neighborhoods and above average crime make it unacceptable as a housing and business option.	Mar 14, 2012 1:54 PM
11	Not enough affordable senior housing (non section 8)	Mar 14, 2012 11:49 AM

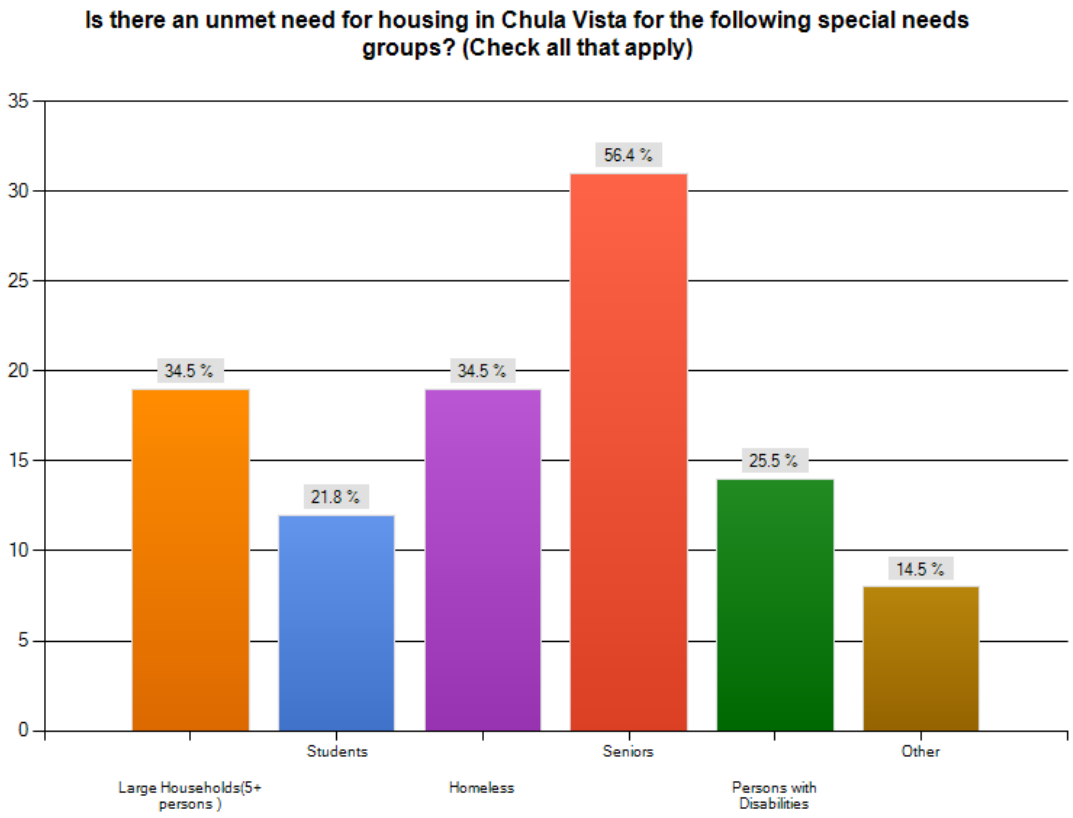
Do you think it is hard to find affordable housing in Chula Vista?



Page 2, Q4. Do you think it is hard to find affordable housing in Chula Vista?		
1	Not for me, personally	Jun 18, 2012 2:07 PM
2	Rents in our city are very high. I have family and friends that are having a hard time to stay in Chula Vista 'cause they cant afford such high rent.	Apr 11, 2012 12:18 PM
3	There is adequate affordable housing. There is no need for more SUBSIDIZED housing in the Southwest area.	Mar 29, 2012 12:15 PM
4	My granddaughter and her husband live with me, they have been looking for a house they could afford to buy for almost three years. Anything in their range is in such bad shape that they couldn't afford to repair it.	Mar 18, 2012 3:37 PM
5	I wouldn't want to see to many "affordable housing" options in East Chula Vista as they tend to deteriorate the surrounding areas.	Mar 14, 2012 2:41 PM
6	At times	Mar 13, 2012 4:28 PM
7	Need to lower fees on building granny flats -- that's AFFORDABLE housing	Mar 12, 2012 8:29 AM

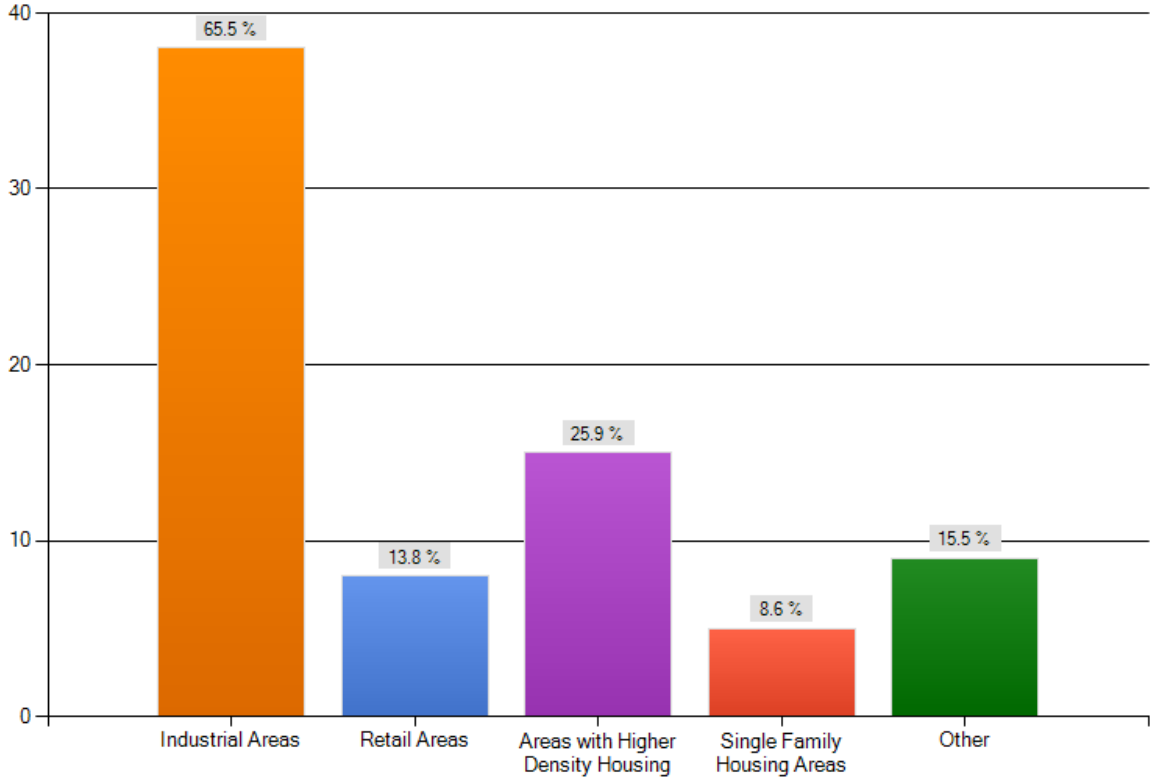

What type of affordable housing is needed in Chula Vista? (Check all that apply)
35
30
25
20
15
10
5
0
35.0 %
25.0 %
51.7 %
40.0 %
21.7 %
Large family units
Condominiums
Single Family Detached
Low-Rent Apartments
Other

Page 3, Q5. What type of affordable housing is needed in Chula Vista? (Check all that apply)		
1	Cannot comment	Jun 18, 2012 2:08 PM
2	Granny flats	Jun 18, 2012 2:00 PM
3	For very low income families	Jun 18, 2012 1:57 PM
4	Single level, ADA compliant for senior family members/retirees, granny flats	Apr 23, 2012 5:19 PM
5	Safe housing communities.	Apr 11, 2012 12:20 PM
6	None at this time	Mar 29, 2012 12:20 PM
7	HELP REALLY LOW INCOME FAMILYS THAT ARE BEING HOMELESS OR IN MOTELS	Mar 24, 2012 2:45 PM
8	Mobile Homes	Mar 19, 2012 1:01 PM
9	Apartment Rents are as high as Single Family Detached in some cases, The Aprtment complex's are older and the accommendations/ammenitites are out dated and in some cases rundown, in need a repair. But the rate of rentals are equal or higher to those of rental houses.	Mar 19, 2012 11:55 AM
10	seniors	Mar 16, 2012 12:59 PM
11	smaller family homes.	Mar 16, 2012 10:12 AM
12	None the market has crashed and cheap housing is killing the home owners. It is time to get the housing market on the rebound. Stop building new stuff and let the older stuff recover. The city should buy all the houses that are foreclosed on them fix them up using trade school students and high school kids. Resale them or rent them out to familys that need them.	Mar 14, 2012 9:22 PM
13	Need to lower density and raise property value	Mar 14, 2012 8:46 PM
14	There is a need for more low rent senior apartments. Current complexes are either too expensive, in poor condition, or are not close to public transportation.	Mar 14, 2012 4:27 PM
15	Revitalize west of 805 and specifically downtown	Mar 14, 2012 1:14 PM
16	affordable housing for Seniors (non section 8)	Mar 14, 2012 11:51 AM
17	Large family units at affordable prices	Mar 14, 2012 11:26 AM
18	none	Mar 11, 2012 10:02 AM


Is there an unmet need for housing in Chula Vista for the following special needs groups? (Check all that apply)
35
30
25
20
15
10
5
0
34.5 %
21.8 %
34.5 %
56.4 %
25.5 %
14.5 %
Large Households(5+ persons)
Students
Homeless
Seniors
Persons with Disabilities
Other

Page 3, Q6. Is there an unmet need for housing in Chula Vista for the following special needs groups? (Check all that apply)		
1	I missed much of the presentation, so cannot comment.	Jun 18, 2012 2:08 PM
2	Priority for families that are homeless	Jun 18, 2012 2:06 PM
3	Priority is for families	Jun 18, 2012 1:57 PM
4	Independent living or under family care so not necessarily "assisted living" facilities	Apr 23, 2012 5:19 PM
5	do not know- probably not	Mar 29, 2012 12:20 PM
6	WERE MANY FAMILYS IN NEED HOMELESS OR IN MOTELS WE CANT AFFORD BEING IN WELFARE	Mar 24, 2012 2:45 PM
7	low income families need housing too.	Mar 23, 2012 8:42 PM
8	Single parents with only one income.	Mar 23, 2012 8:20 AM
9	Unemployed or can't find employment	Mar 20, 2012 8:16 AM
10	Affordable housing in general	Mar 19, 2012 12:22 PM
11	within a price range the average person can afford	Mar 18, 2012 3:40 PM
12	seniors with minor children	Mar 16, 2012 2:31 PM
13	No	Mar 14, 2012 9:22 PM
14	No	Mar 14, 2012 8:46 PM
15	In the East Chula Vista area.	Mar 14, 2012 2:44 PM
16	I have no special needs.	Mar 14, 2012 11:41 AM
17	I don't know. I can't really answer yes or no to the question.	Mar 14, 2012 11:34 AM
18	Urging granny flats for senior housing would help	Mar 12, 2012 8:32 AM

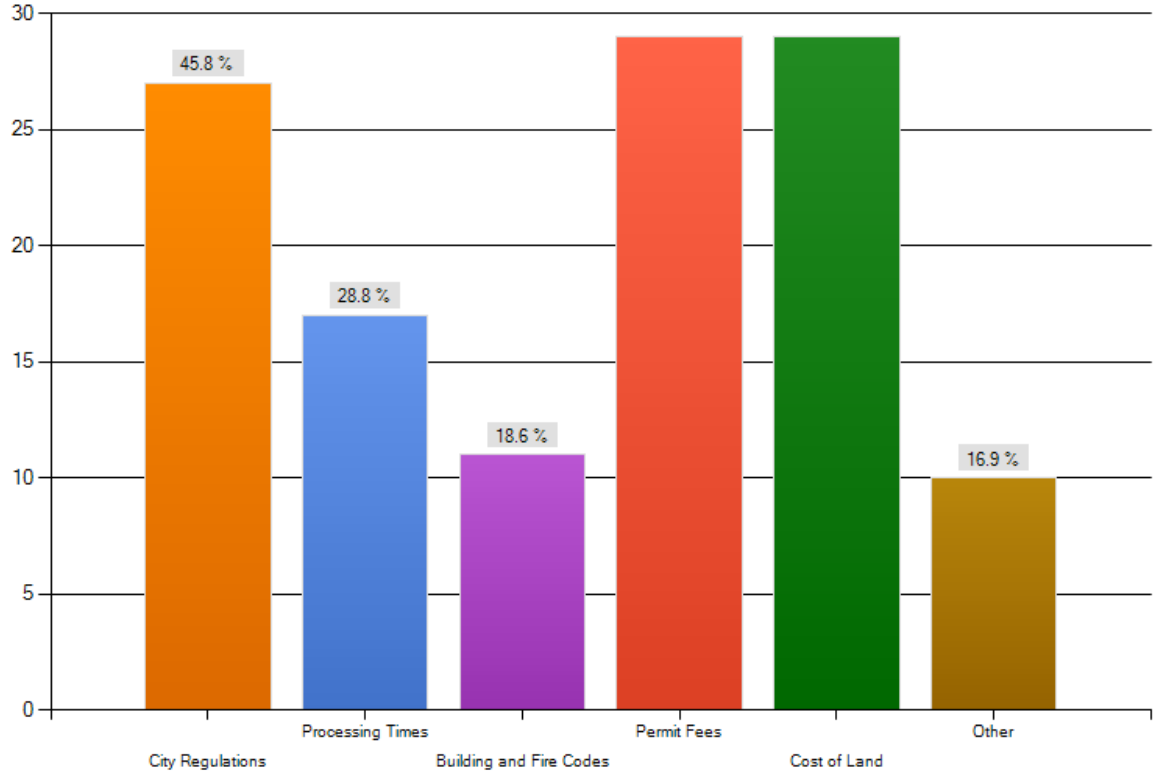
Which area in Chula Vista do you feel would be most appropriate for locating emergency homeless shelters? (Check all that apply)



Page 3, Q7. Which area in Chula Vista do you feel would be most appropriate for locating emergency homeless shelters? (Check all that apply)

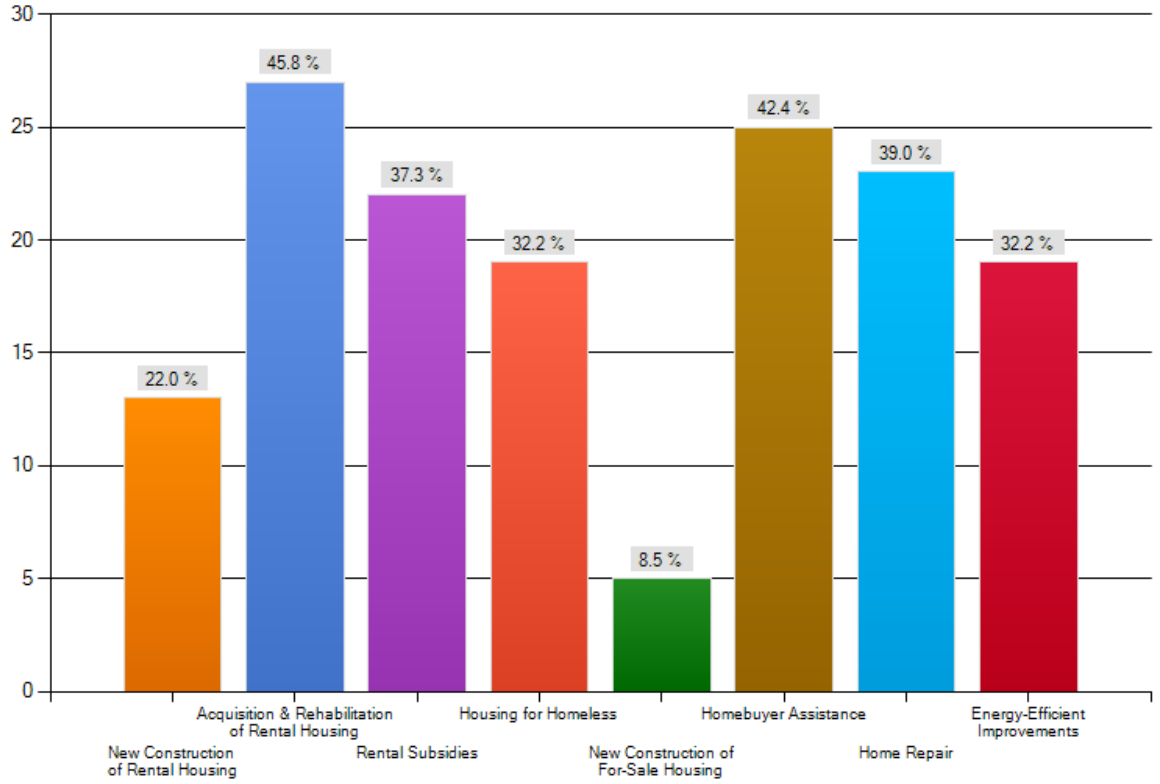
1	I don't have a strong feeling as my knowledge is poor.	Jun 18, 2012 2:08 PM
2	Near South Bay Community Services Offices	Mar 29, 2012 12:20 PM
3	ANYWHERE JUST HELP US PLEASE	Mar 24, 2012 2:45 PM
4	Areas near grocery stores and medical assistance.	Mar 19, 2012 1:01 PM
5	any homes near services such as transportation, shopping, schools.	Mar 16, 2012 10:12 AM
6	Not the cities job. Use churches and non profits.	Mar 14, 2012 9:22 PM
7	National City and San Yisdro	Mar 14, 2012 8:46 PM
8	West Chula Vista, NOT EAstlake	Mar 14, 2012 6:27 PM
9	Areas that are nearer/most accessible to the services needed by the target population.	Mar 14, 2012 11:26 AM
10	None. Dont want homeless shelter in Chula Vista.	Mar 14, 2012 11:13 AM
11	Easiest for homeless to find and use.	Mar 14, 2012 10:58 AM

What do you feel is the greatest constraint to providing housing in Chula Vista? (please select your top 3)



Page 3, Q8. What do you feel is the greatest constraint to providing housing in Chula Vista? (please select your top 3)		
1	Cannot comment	Jun 18, 2012 2:08 PM
2	$ (money)	Jun 18, 2012 2:06 PM
3	Lack of $ (money)	Jun 18, 2012 1:57 PM
4	Add'l Property taxes & fixed charge assessments: CFDs, GO Bonds for elem, high school & SWCollege PLUS Open area taxes PLUS water, vector, mosquito ETC ETC	Apr 23, 2012 5:19 PM
5	We are not meeting the needs of workers. Available land should be used for JOBS & industry. Housing is already overbuilt	Mar 29, 2012 12:20 PM
6	Even property owners are trying to make ends meet in these difficult economic times. There are few incentives for landlords to make housing affordable vice market rate and then repairs and remodels are not really a financial option.	Mar 23, 2012 8:42 PM
7	crime from mexico	Mar 22, 2012 11:36 AM
8	The zoning could use a review	Mar 18, 2012 3:40 PM
9	It is not the city's job to provide housing.	Mar 14, 2012 9:22 PM
10	Need to follow more of a city plane of Cornado	Mar 14, 2012 8:46 PM
11	speculators !	Mar 14, 2012 8:17 PM
12	We have too much unaffordable housing already and too much more in the planning stages	Mar 14, 2012 3:03 PM
13	current housing market	Mar 14, 2012 11:54 AM
14	Cost of construction.	Mar 14, 2012 11:26 AM
15	Considered building granny flat and fees were too high -- abandoned project that would have provided low-cost housing and temp construction jobs	Mar 12, 2012 8:32 AM

What programs do you think should be prioritized in Chula Vista? (Choose only your top 3)



Page 4, Q9. What programs do you think should be prioritized in Chula Vista? (Choose only your top 3)		
1	Affordable options need to be provided, especially for families who will never be able to own a home	Mar 19, 2012 12:23 PM
2	home repair	Mar 16, 2012 10:15 AM
3	We need to GO GREEN!	Mar 16, 2012 7:11 AM
4	Fund the city's rec. centers so kids have things to do. Turn on all the lights on the parks so we can use them.	Mar 14, 2012 9:26 PM

10. Are there any other problems to finding housing in Chula Vista (e.g. discrimination, poor quality, lack of bank loans)?

	Response Percent	Response Count
Yes (Please explain below)	35.2%	19
No	**64.8%**	**35**
	Comments:	19
	answered question	**54**
	skipped question	**15**

Page 4, Q10. Are there any other problems to finding housing in Chula Vista (e.g. discrimination, poor quality, lack of bank loans)?		
1	All mentioned in ()	Jun 18, 2012 2:09 PM
2	BECAUSE WERE REALLY LOW INCOME , HOMELESS, AND LIVING IN MOTELS	Mar 24, 2012 2:48 PM
3	Inability to refinance due to becoming too "upside down."	Mar 23, 2012 8:25 AM
4	lack of police presence leads to criminal elements from mexico expanding here	Mar 22, 2012 11:37 AM
5	The economy...	Mar 19, 2012 1:02 PM
6	Listings for rentals may not be easy to find and should be a one data search location like MLS are for sellable inventory.	Mar 19, 2012 11:58 AM
7	the average person can't afford a home that is in good condition to either buy or rent	Mar 18, 2012 3:47 PM
8	poor lack of organization, realtor are running wild. and whats up with the trailer park debates. Bad enough no one can afford housing in Chula Vista now your taking advantage of the poor.	Mar 16, 2012 10:15 AM
9	Too crowded, newer homes are too close together. You are practically on top of one another the further east you go.	Mar 16, 2012 7:11 AM
10	Discrimination : Realtors are more often to show property, south of Chula Vista, if the realtor feels the buyers don't have much money	Mar 14, 2012 8:23 PM
11	The needs of West and East Chula Vista are vastly different. Housing plans and surveys need to reflect that.	Mar 14, 2012 6:50 PM
12	people with bad crdit need somewhere to live also.	Mar 14, 2012 4:43 PM
13	not enough housing for disabled people	Mar 14, 2012 3:18 PM
14	Lack of affordable Senior Housing (non section 8)	Mar 14, 2012 11:53 AM
15	The older neighborhoods need to be improved to be more desirable for prospective occupants (buyers and renters).	Mar 14, 2012 11:45 AM
16	Bank loans are too hard to get now, opposite of the problem that caused the housing bubble	Mar 14, 2012 11:30 AM
17	Finding good homes at reasonable prices in specific areas of the City. Most everything seems to be on the east side, which I bleieve is to densely populated.	Mar 14, 2012 11:28 AM
18	The homes built by Rimrock Construction are of poor quality.	Mar 14, 2012 11:00 AM
19	Availability of affordable properties	Mar 13, 2012 4:31 PM

11. We especially value any comments or observations you can share with us. Please feel free to provide any additional comments. Thank you for taking the time to help better understand our housing needs and opportunities!

	Response Count
	14
answered question	14
skipped question	55

Page 4, Q11. We especially value any comments or observations you can share with us. Please feel free to provide any additional comments. Thank you for taking the time to help better understand our housing needs and opportunities!

1	none	May 7, 2012 4:07 PM
2	Leilani, How can you say that more housing than what is already planned is needed?	Mar 29, 2012 12:23 PM
3	WHERE CAN SOMEONE HELP US MOTELS ARE REALLY EXPENCIVE AND SCARY I REALLY NEED A PLACE BUT DONT GET MUCH IN WELFARE CAN SOMEONE HELP ME Escalam10@yahoo.com	Mar 24, 2012 2:48 PM
4	Would love to see promotions/referrals for home improvement/maintenance vendors. The Home Depot and Lowe's are nice for do-it-yourself individuals but are not useful for those who need physical labor/skilled technician resources that are credible.	Mar 23, 2012 8:25 AM
5	we need additional programs to help the less fortunate suceed in finding adequate housing	Mar 16, 2012 10:15 AM
6	Mello Roos on new construction is outrageously high, it makes the community nicer, but it hits your pocket hard	Mar 16, 2012 7:11 AM
7	Extremely difficult to find assistance for the homeless and for people experiencing temporary hardship. Programs are supposedly there but no success in actually getting the assistance, (rental, utilities)	Mar 15, 2012 1:53 AM
8	This is a worthless study. The city will not do what is needed. You will continue to waste taxpayer money on those who don't work and don't contribute to the community. You will continue to take away funding from the rec. centers and other parks that the residents need up and running.	Mar 14, 2012 9:26 PM
9	Homeowners take better care of the property and have more civic pride than renters. As an Eastlake resident, I am not interested in having any more apartments, especially low income housing, in my area in order to preserve the quality of life. It's also frustrating to see my exorbitant property taxes having to support West Chula Vista.	Mar 14, 2012 6:50 PM
10	We need to not allow any more unaffordable housing to be constructed.	Mar 14, 2012 3:05 PM
11	It appears to me that a landlord can make more money renting to section 8 than affordable senior housing	Mar 14, 2012 11:53 AM
12	Govt needs to be helpful to builders instead of viewing them as the enemy with fees, regulations and red tape. If builders are allowed to build more freely, THEY will answer all these needs without city govt having to try to figure the answers out -- i.e. let the marketplace do it's job of providing the goods/services/products people want.	Mar 14, 2012 11:30 AM
13	Time needs to spent on dealing with current homes and the amount of people illegally splitting their homes and renting out to others, causing major problems in residential areas, way too many cars at one home and the amount of people. Plus, the amount of rental properties in CV where owners are not keeping up the repairs on their homes and bringing down the rest of the neighborhood. More and more homes in parts of CV are no longer lived in by their owners, more and	Mar 14, 2012 11:04 AM

Page 4, Q11. We especially value any comments or observations you can share with us. Please feel free to provide any additional comments. Thank you for taking the time to help better understand our housing needs and opportunities!		
	more people just buy here to rent out. CV should be known as a place to buy a home and live, not, buy just with the purpose to rent out, as the owners would never dream of living in CV !	
14	City fees stop homeowners in R3 areas from adding granny flats	Mar 12, 2012 8:33 AM

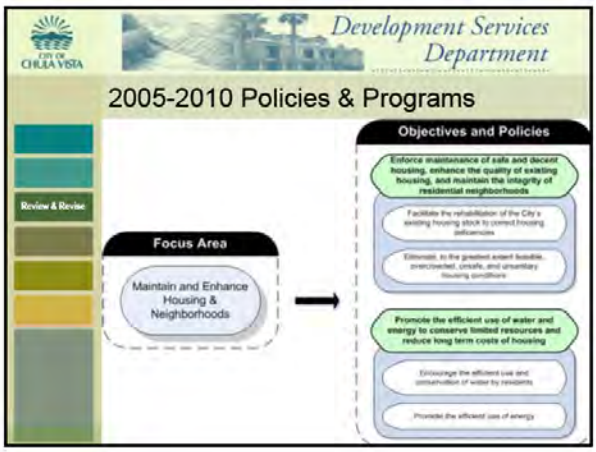
Development Services Department
INTRODUCTION
Community Meeting
2013 -2020
Housing Element Update
March 2012

Development Services Department
AGENDA
• 2005-2010 Housing Element
➢ Goals, Objectives, Policies, and Programs
• 2013-2020 Update
➢ Data
➢ Current Issues
• Schedule and Next Steps

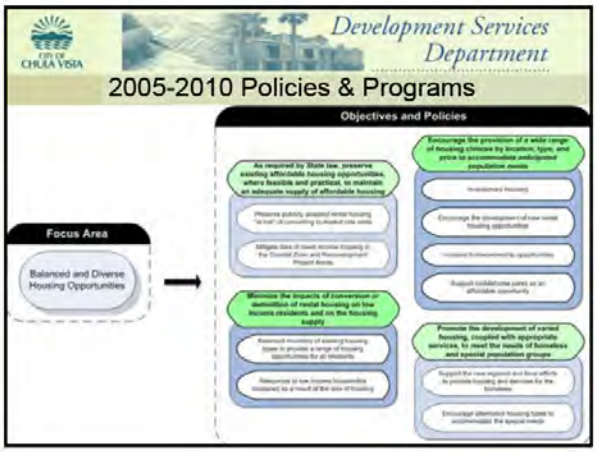
Development Services Department
Review & Revise
Housing Needs
Resources: Land &
Regulatory Framework
UPDATE PROCESS
Gathering & Analyzing Data
Aug 2011-Feb 2012
Public Outreach
Mar 2012
Develop Programs & Draft HE
April – July 2012
Review & Approval
August– Dec 2012
Community Values & Priorities
Policies & Programs

Development Services Department
Review & Revise
Looking at
Our Past and Today
to Set a Course
for Our Future

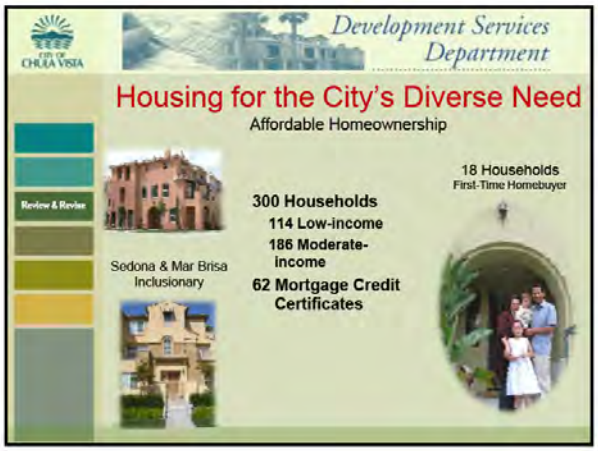
Development Services Department
2005-2010 Housing Element Performance
Review & Revise
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
Regional Share
Actual Performance
Very Low
Low
Moderate
Above Moderate
Total
$850
$ 1,020
$ 1,875
> $1,879
Max Monthly Rents for 2 Bedroom DU


Development Services Department
2005-2010 Policies & Programs
Review & Revise
Objectives and Policies
Focus Area
Maintain and Enhance Housing & Neighborhoods

Development Services Department
Maintain and Enhance Housing and Neighborhoods
Review & Revise
Community Housing Improvement Program (CHIP)
Elderly 52
Mobile homes 56
Disabled 30
Female Headed Household 36
70 Households
$819,410
Multi-Family Inspections
5,254 units / 1000 complexes
Mobilehome/Trailer (Title 25)
2,242 units / 21 parks


Development Services Department
2005-2010 Policies & Programs
Objectives and Policies
Focus Area
Balanced and Diverse Housing Opportunities

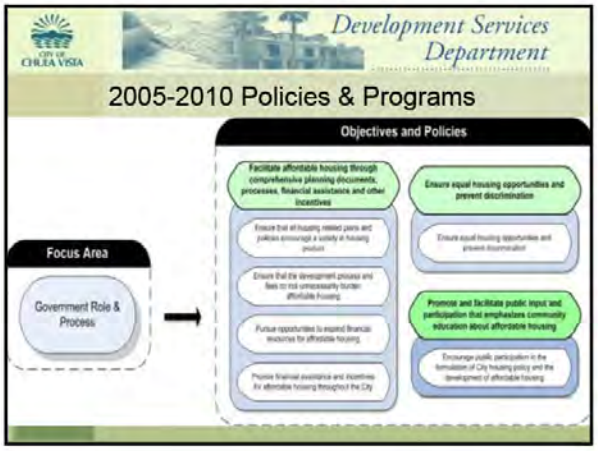
Development Services Department
Housing for the City's Diverse Need
Affordable Rental Housing - New Construction
Landings I&II
235 units
< 60% AMI
Seniors on Broadway
41 units
Senior < 60% AMI
424 Units
189 West
235 East
Brisa del Mar
106 units
Up to 120% AMI
Los Vecinos
42 units
< 60% AMI


Development Services Department
Housing for the City's Diverse Need
Affordable Homeownership
Review & Revise
300 Households
114 Low-income
186 Moderate-income
62 Mortgage Credit Certificates
18 Households
First-Time Homebuyer
Sedona & Mar Brisa
Inclusionary

Development Services Department
Housing for the City's Diverse Need
Affordable Rental Housing - Acquisition & Rehabilitation
Colorado
2 units
< 50% AMI
Palomar
167 units
< 60% AMI
Trenton
7 units
< 50% AMI
285 Units
4 units
< 50% AMI
Oxford Terrace
105 units
< 50% AMI

Development Services Department
Vital Community Resources
Tenant-Based Rental Assistance
SBCS TBRA
15
Households
$315,000
City TBRA
16
Households
$440,000
$755,000 / 31 Households

Development Services Department
Vital Community Resources
Homeless Assistance
Homeless Prevention & Rapid Re-Housing Program
• 65 Households
• $819,000
South Bay Community Services
• Emergency Shelter Grant
• $82,000 annually
• 90 Homeless per year
•Transitional Shelters
CDBG Funding
• $28,000 in food programs to assist 1,700 homeless annually


Development Services Department
2005-2010 Policies & Programs
Objectives and Policies
Focus Area
Government Role & Process

Development Services Department
Today's Environment
CALIFORNIA IN CRISIS
California Drowning

Development Services Department
Regional Housing Needs Assessment
Data Analysis
Assessing the New Housing Needs in Chula Vista

Development Services Department

Regional Housing Needs Assessment 2010-2020

Income Category	Income Range	Chula Vista Regional Share
Very-low Income	< 50% MFI (<$40,150 Family of 4)	3,181 (28%)
Low-income	51% - 80% MFI (<$64,250 Family of 4)	2,312 (20%)
Moderate-income	81% - 120% MFI (<$91,100 Family of 4)	2,220 (20%)
Above-moderate income	120% MFI (>$91,100 Family of 4)	3,602 (32%)
TOTAL		12,861 (8% of region)

(1) Income limits established by State of California HCD. 2012 HUD4-person MFI for San Diego MSA: $75,900
Source: SANDAG and Fiscal Year 2012 HUD Income Limits

Development Services Department

Data Analysis

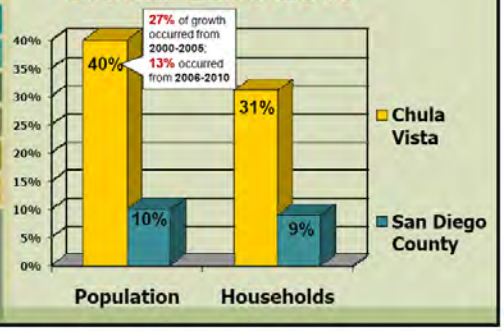
"Crunching the Numbers"

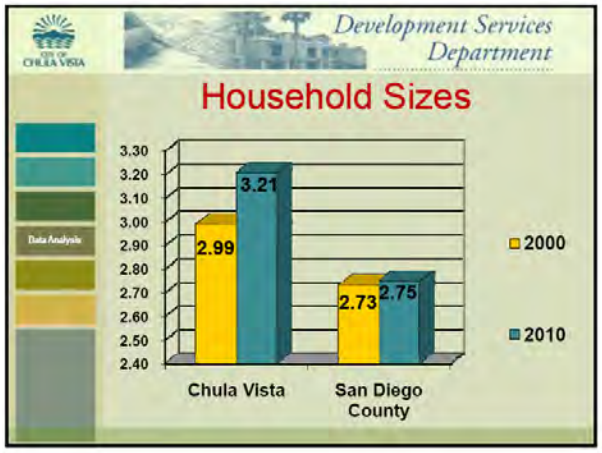
Development Services Department

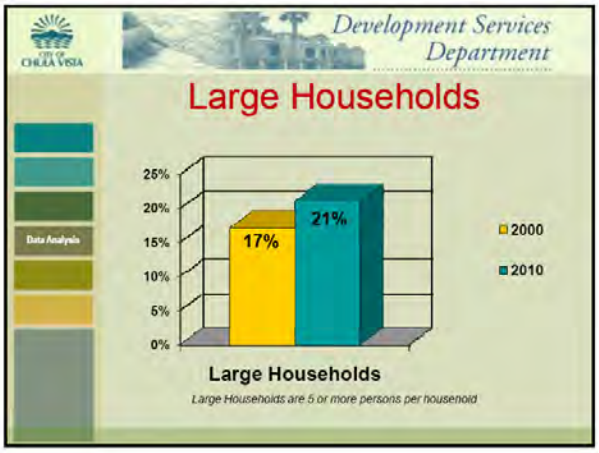
Who are our residents?

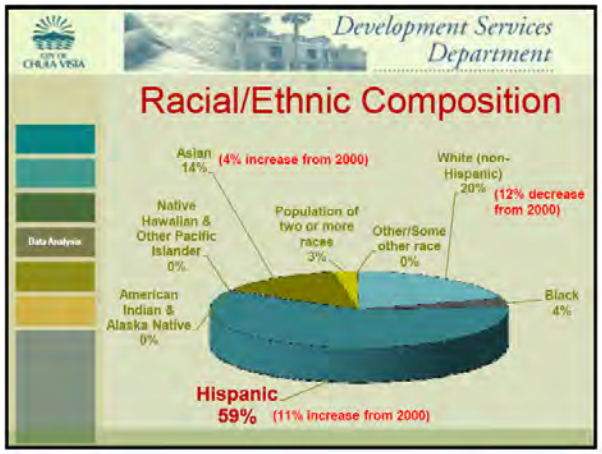
Development Services Department

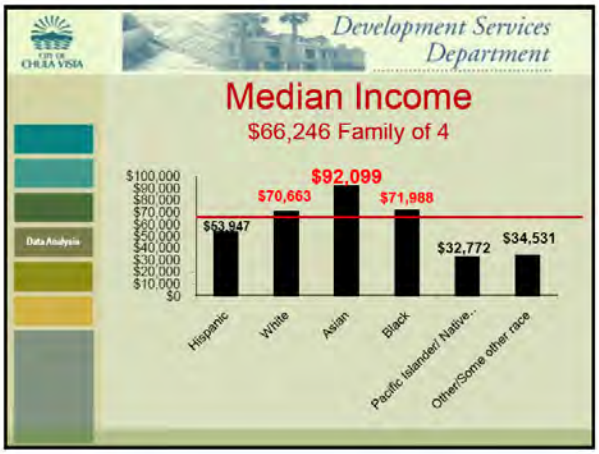
Growth 2000-2010

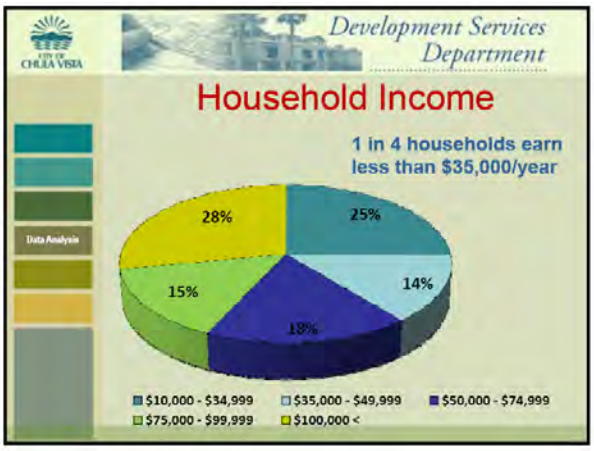


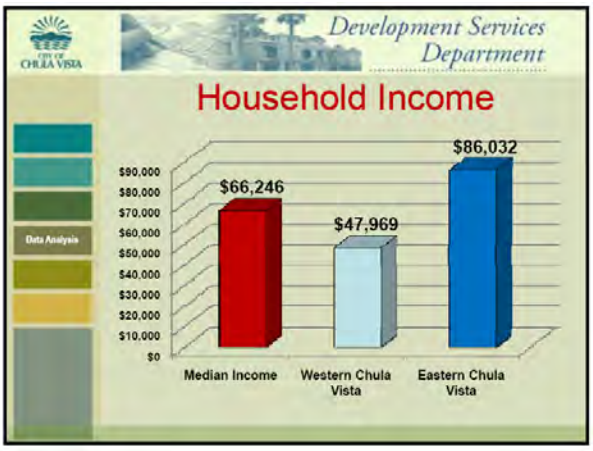

Development Services Department
Household Sizes
3.30
3.20
3.10
3.00
2.90
2.80
2.70
2.60
2.50
2.40
2.99
3.21
2.73
2.75
2.000
2010
Chula Vista
San Diego County

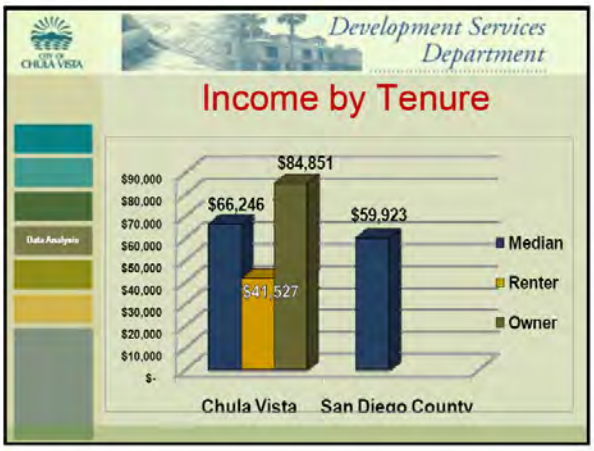

Development Services Department
Large Households
25%
20%
15%
10%
5%
0%
17%
21%
2000
2010
Large Households
Large Households are 5 or more persons per household


Development Services Department
Racial/Ethnic Composition
Asian 14% (4% increase from 2000)
White (non-Hispanic) 20% (12% decrease from 2000)
Native Hawaiian & Other Pacific Islander 0%
Population of two or more races 3%
Other/Some other race 0%
American Indian & Alaska Native 0%
Black 4%
Hispanic 59% (11% increase from 2000)

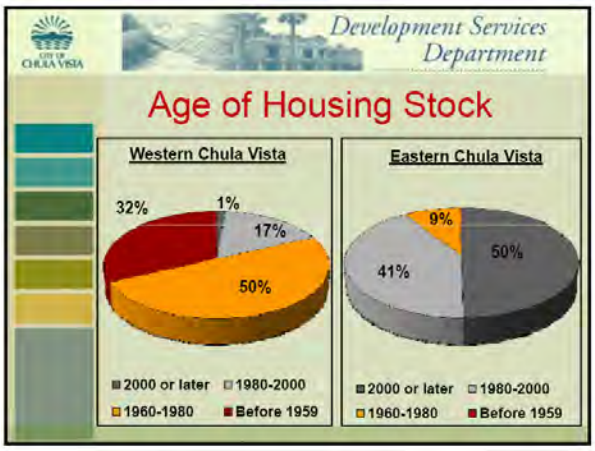

Development Services Department
Median Income
$66,246 Family of 4
$100,000
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
$53,947
$70,663
$92,099
$71,988
$32,772
$34,531
Hispanic
White
Asian
Black
Pacific Islander/ Native..
Other/Some other race

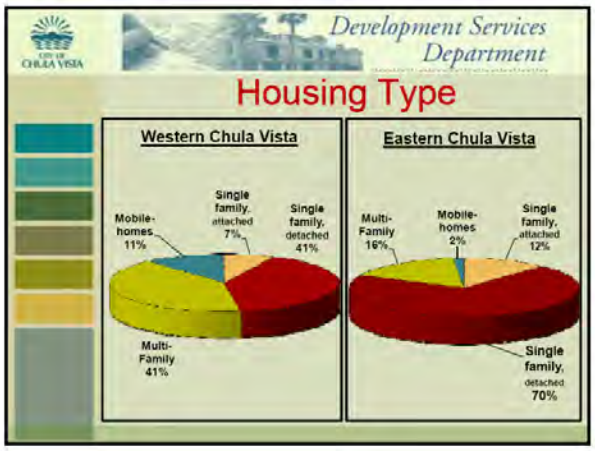

Development Services Department
Household Income
1 in 4 households earn less than $35,000/year
28%
25%
15%
14%
18%
$10,000 - $34,999
$35,000 - $49,999
$50,000 - $74,999
$75,000 - $99,999
$100,000 <

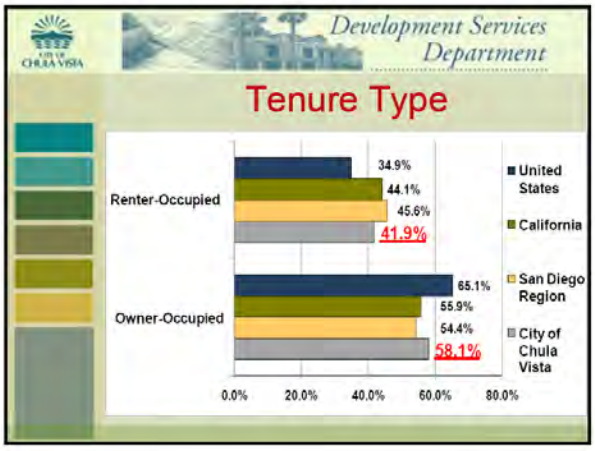

Development Services Department
Household Income
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
$66,246
$47,969
$86,032
Median Income
Western Chula Vista
Eastern Chula Vista

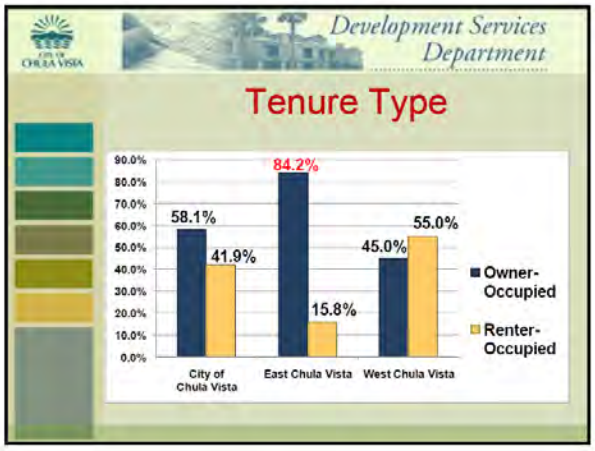

Development Services Department
Income by Tenure
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$-
$66,246
$84,851
$41,527
$59,923
Median
Renter
Owner
Chula Vista
San Diego County

Development Services Department
What housing is available?

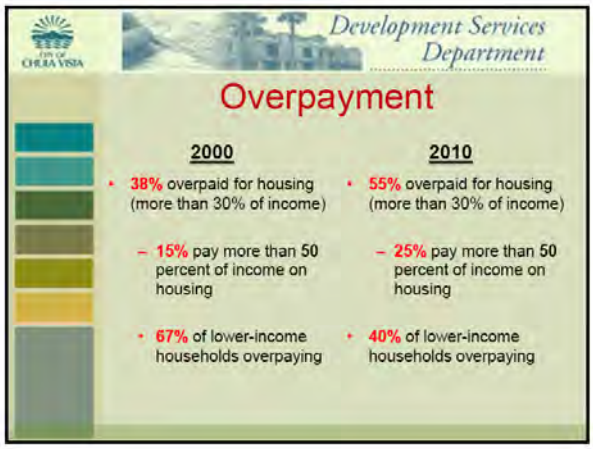

Development Services Department
Age of Housing Stock
Western Chula Vista
32%
1%
17%
50%
Eastern Chula Vista
9%
41%
50%
2000 or later
1980-2000
1960-1980
Before 1959


Development Services Department
Housing Type
Western Chula Vista
Mobile-homes 11%
Single family, attached 7%
Single family, detached 41%
Multi-Family 41%
Eastern Chula Vista
Multi-Family 16%
Mobile-homes 2%
Single family, attached 12%
Single family, detached 70%


Development Services Department
Tenure Type
Renter-Occupied
34.9%
44.1%
45.6%
41.9%
Owner-Occupied
65.1%
55.9%
54.4%
58.1%
United States
California
San Diego Region
City of Chula Vista
0.0%
20.0%
40.0%
60.0%
80.0%


Development Services Department
Tenure Type
90.0%
80.0%
70.0%
60.0%
50.0%
40.0%
30.0%
20.0%
10.0%
0.0%
58.1%
41.9%
84.2%
15.8%
45.0%
55.0%
City of Chula Vista
East Chula Vista
West Chula Vista
Owner-Occupied
Renter-Occupied

Development Services Department
Median Sales Prices
$550,000
$305,000
$427,000
$200,000
$468,000
$322,000
$490,000
$320,000
Chula Vista
National City
San Diego
County
Jan-05
2011 total


Development Services Department
Overpayment
2000
38% overpaid for housing (more than 30% of income)
15% pay more than 50 percent of income on housing
67% of lower-income households overpaying
2010
55% overpaid for housing (more than 30% of income)
25% pay more than 50 percent of income on housing
40% of lower-income households overpaying

Development Services Department
Rental Housing Affordability
Average Rent vs. Affordable Cost for Very Low-Income
$1,400
$1,200
$1,000
$800
$600
$400
$200
$0
$1,222
$820
$768
Average Rent (2 Bedroom Apt)
Affordable Cost to Very Low Income
Affordable Cost to 2 Minimum Wage Earners
(2 person household at 50% of Area Median Income)

Development Services Department
Key Findings: Today
City-wide
40% increase in City population
Ethnically diverse
Significant needs for the following:
Affordable rental housing (affordability gap)
Larger families (21% of households with 5 or more persons)
Overpayment (25% of households pay more than 50% of income towards housing)
Homeownership (Median sales price $305,000 is unaffordable for lower-income households)

Development Services Department

Key Findings: Today

Western Chula Vista	Eastern Chula Vista
• Majority Lower-Income (Median income $47,969)	• Higher median household income (Median income $86,032)
• Predominately renter-occupied households (55% renters)	• Predominately owner-occupied households (84.2% owners)
• Varied housing stock (41% multi-family, 48% single-family)	• Majority single family housing (82% single-family)
• Aging housing stock (82% built 1980 or older)	• Newer housing stock (91% built 1980 to present)

Development Services Department

Resources 2012

- **Redevelopment Low/Mod Funds**
  - New construction of low/mod housing
  - Dissolved
  - $3 million per year loss of revenue
- **HOME Funds**
  - New construction rental housing
  - Rental assistance
  - First time homebuyer assistance
  - Rehab
  - $590,387 (38% decrease)

Development Services Department

Resources 2012

- **CDBG**
  - Section 108 Loan
  - Capital Improvements
  - Social Services, including services for the homeless
  - Minor Rehab
  - $1,642,089 (10% decrease)
- **ESG**
  - Emergency shelter
  - Supportive services
  - Homeless prevention
  - $157,069

Development Services Department

Other Resources

- Regulatory Tools
  - Balanced Communities Policy
  - Density Bonus
- Federal Resources
  - Section 8
  - Public Housing
- Multifamily Bond Financing

Development Services Department
Exercise
• Resources & Needs
• Prioritize
– Needs
– Programs
– Areas

Development Services Department
Exercise
Loading

Development Services Department
Summary and Next Steps
• Publish Draft Housing Element
– Early Fall 2012
• Public Review & Approval
– Fall-Winter 2012
– Approve by Dec 31, 2012

Development Services Department
Questions? Comments?
Contact Us
Development Services Department
Housing Division
Amanda Mills, Housing Manager
Leilani Hines, Project Manager
Monday - Thursday | 8:00 am - 5:00 pm
All City Hall offices are closed to the public on Fridays.
For more information from our Department please visit us at
www.chulavistaca.gov/cvh

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2013-2020
Housing Element Update

Chula Vista Housing Element

"...Decent housing and suitable living environment for every California family."

Housing Commission
August 29, 2012

2013-2020
Housing Element Update

Tonight's Agenda

- Overview of Housing Element
  - ✓ Purpose
  - ✓ Requirements
- Update Process
  - ✓ Data & Community Input
- 2013-2020 Update Housing Element
  - ✓ Goals, Objectives, Policies, and Programs
- Next Steps

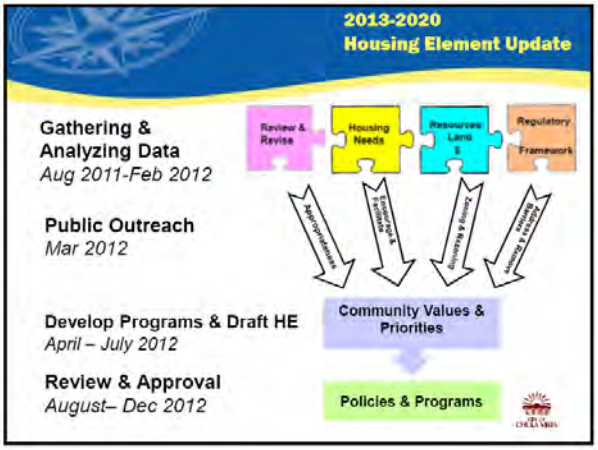
2013-2020
Housing Element Update

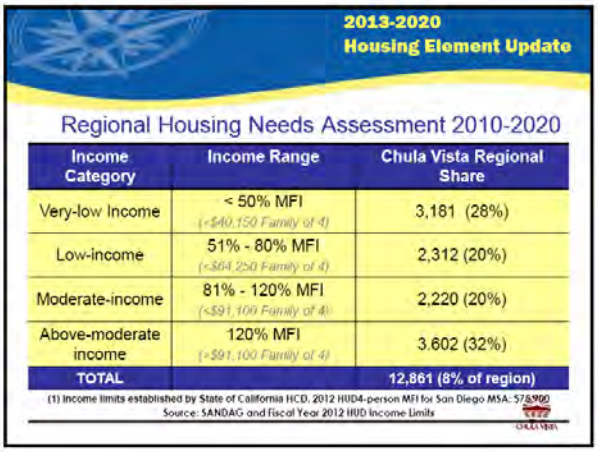
"Housing Element 101"

Process and Content of the Housing Element

2013-2020
Housing Element Update

- Purpose & Function
  - Long-range strategy with five-year updates
  - Oversight by State HCD
- Minimum Requirements
  - Needs Assessment
  - Past Performance
  - Adequate sites to meet RHNA
  - Five-Year Program of Actions

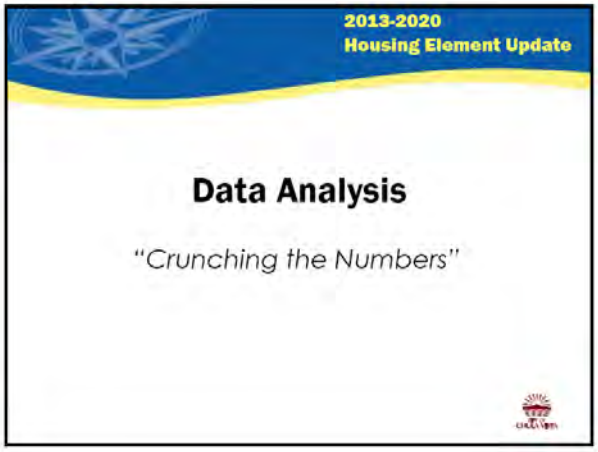




Regional Housing Needs Assessment 2010-2020

Income Category	Income Range	Chula Vista Regional Share
Very-low Income	< 50% MFI (<$40,150 Family of 4)	3,181 (28%)
Low-income	51% - 80% MFI (<$64,250 Family of 4)	2,312 (20%)
Moderate-income	81% - 120% MFI (<$91,100 Family of 4)	2,220 (20%)
Above-moderate income	120% MFI (>$91,100 Family of 4)	3,602 (32%)
TOTAL		12,861 (8% of region)

(1) Income limits established by State of California HCD. 2012 HUD4-person MFI for San Diego MSA: $76,900
Source: SANDAG and Fiscal Year 2012 HUD Income Limits



2013-2020
Housing Element Update

Key Data Findings

Overall
- 40% increase in City population
- Ethnically diverse
- Housing affordability gaps
- Lack of large family rental units (3+ bdrms)

Differences from West to East
- Income levels
- Rental vs. Homeownership
- Type and age of housing

2013-2020
Housing Element Update

Public Input & Participation

"Who we talked to and what we heard"

2013-2020
Housing Element Update

Workshops

- Stakeholders Group
- General Public
- City staff
- Housing Advisory Commission

2013-2020
Housing Element Update

What We Heard

General Needs
- Affordable Housing is lacking
- Families are struggling

Priority Populations
- Economically vulnerable
- Extremely low and very low income households
- Homeless, particularly families
- Seniors

2013-2020
Housing Element Update

What We Heard

- Creative & Alternatives
- Preserve what we have & opportunities to reuse & enhance existing
- Geographic balance
- Purpose & responsibility
- Reduce barriers
  - Parking
  - Fees

2013-2020
Housing Element Update

"Focus for the Future"

Leveraging Resources & Greater Benefits

2013-2020
Housing Element Update

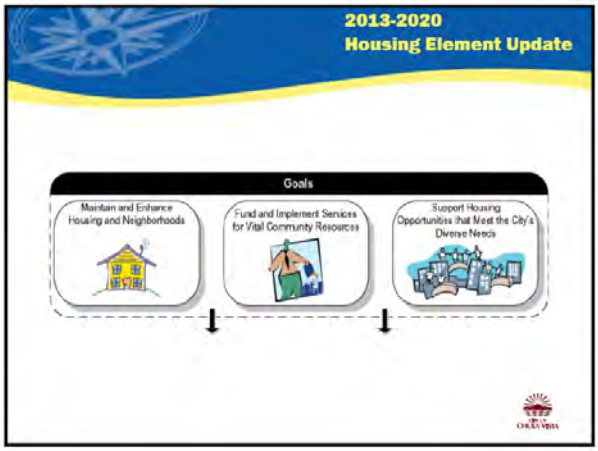
KEY ISSUES

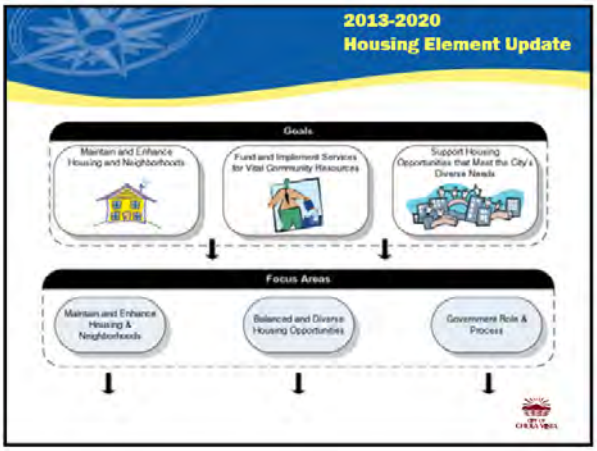
- Existing opportunities and resources available and new collaborations to leverage resources
- Housing with purpose
  - Economically vulnerable
  - Balance of housing
  - Economic benefits to residents and community

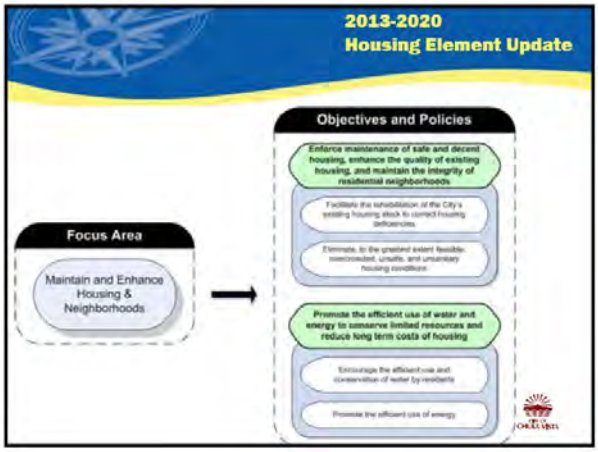
2013-2020
Housing Element Update

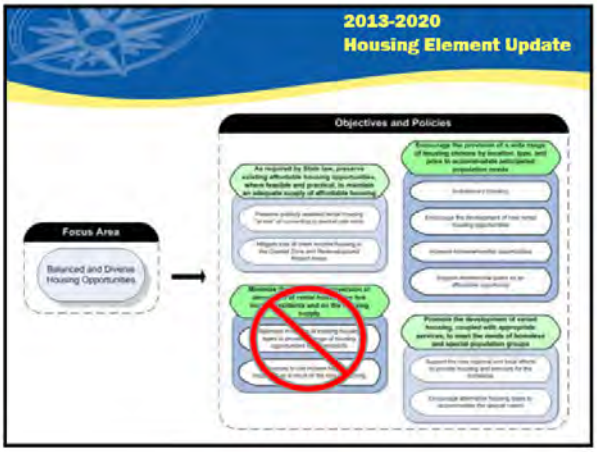
2013-2020 Implementation Plan

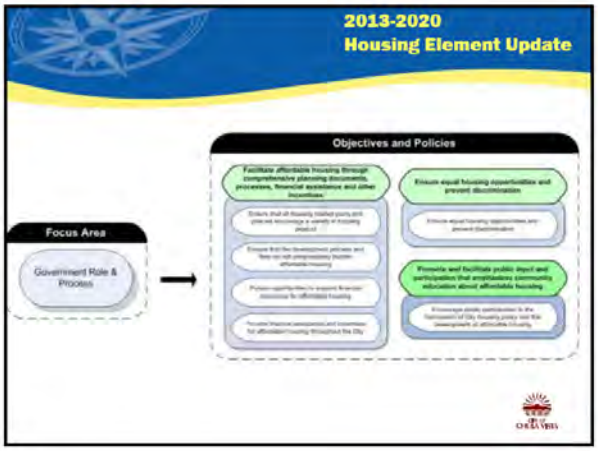
"How we plan to get there"


2013-2020
Housing Element Update
Goals
Maintain and Enhance Housing and Neighborhoods
Fund and Implement Services for Vital Community Resources
Support Housing Opportunities that Meet the City's Diverse Needs


2013-2020
Housing Element Update
Goals
Maintain and Enhance Housing and Neighborhoods
Fund and Implement Services for Vital Community Resources
Support Housing Opportunities that Meet the City's Diverse Needs
Focus Areas
Maintain and Enhance Housing & Neighborhoods
Balanced and Diverse Housing Opportunities
Government Role & Process


2013-2020
Housing Element Update
Objectives and Policies
Focus Area
Maintain and Enhance Housing & Neighborhoods
Enforce maintenance of safe and decent housing, enhance the quality of existing housing, and maintain the integrity of residential neighborhoods
Promote the efficient use of water and energy to conserve limited resources and reduce long term costs of housing


2013-2020
Housing Element Update
Objectives and Policies
Focus Area
Balanced and Diverse Housing Opportunities


2013-2020
Housing Element Update
Objectives and Policies
Focus Area
Government Role & Process

2013-2020
Housing Element Update
Next Steps
• Publish Draft Housing Element
– Early Fall 2012
• Public Review & Approval
– Fall-Winter 2012
– Approve by Dec 31, 2012

CITY OF CHULA VISTA
NOTICE OF 30-DAY PUBLIC REVIEW AND COMMENT PERIOD
December, 14 2012 through January 14, 2013

HOUSING ELEMENT UPDATE

NOTICE IS HEREBY GIVEN that the City of Chula Vista has released the Draft Housing Element of the General Plan for the period beginning January 1, 2013 through December 31, 2020. The Draft Housing Element is available for review by the public for 30 days beginning December 14, 2012 to January 14, 2013.

NOTICE IS HEREBY GIVEN that the City of Chula Vista is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of State CEQA Guidelines. A copy of the Negative Declaration (findings) is on file in the Chula Vista Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910.

This proposed finding does not constitute approval or denial of the project itself; it only determines if the project could have a significant environmental impact. Projects that could have a significant impact must have an Environmental Impact Report prepared to evaluate those possible impacts in compliance with Section 15064 of State CEQA Guidelines.

Copies of the documents are available for review throughout the community at the locations identified below.

PROJECT DESCRIPTION: ***2013-20 Update of the Housing Element of the City's General Plan:*** Pursuant to California Government Code Section 65585.1, the City of Chula Vista has prepared a Housing Element that covers the period of January 1, 2013 through December 31, 2020. The Housing Element is an important planning tool of the City that: (a) analyzes the City's present and projected housing needs; (b) identifies potential constraints and opportunities to meeting the City's housing needs; and (c) sets policy goals and objectives, and an eight-year work program for meeting the City's housing goals and needs during the 2013-2020 period.

ASSESSOR'S PARCEL NUMBER: N/A

PROJECT LOCATION: Citywide

DECISION-MAKING AUTHORITY: City Council

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STATE OF CALIFORNIA Edmund G. Brown Jr. Governor

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET SUITE 500
LOS ANGELES, CA 90013

RECEIVED
DEC 18 2012
STATE CLEARING HOUSE

December 18, 2012

Marilyn Ponseggi
City of San Diego
276 Fourth Avenue
Chula Vista, CA 91910

Dear Ms. Ponseggi:

Re: SCH 2012121032 Chula Vista 2013-2020 Housing Element Update

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Draft Negative Declaration (ND)* from the State Clearinghouse for the proposed City of Chula Vista (City) 2013-2020 Housing Element Update.

RCES recommends that the City add language to the Housing Element Update so that any future development adjacent to or near the shared railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions, please contact Ken Chiang at 213-576-7076, or email at ykc@cpuc.ca.gov.

Sincerely,

Ken Chiang, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: State Clearinghouse

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THE CITY OF SAN DIEGO

January 14, 2013

City of Chula Vista
Attn: Marilyn R.F Ponseggi, Principal Planner
276 Fourth Avenue
Chula Vista, California 91910

Subject: **CITY OF SAN DIEGO COMMENTS ON THE NEGATIVE DECLARATION FOR THE 2013-2020 UPDATE OF THE HOUSING ELEMENT OF THE CITY OF CHULA VISTA'S GENERAL PLAN**

The City of San Diego ("City") has received and reviewed the above referenced project and appreciates this opportunity to provide comments to the City of Chula Vista.

Transportation & Storm Water Department, Storm Water Division

The plan's coverage of storm water is extremely limited; there is one mention of rain harvesting in the document. The existing Municipal Storm Water Permit, Order No. R9-2007-0001, CAS0108758 (Page 17), includes Standard Urban Storm Water Mitigation Plans (SUSMPs) and hydromodification requirements for new development and redevelopment projects. Additionally, this permit is being renewed by the Regional Water Quality Control Board that includes more rigorous requirements. It is recommended at a minimum to reference the Municipal Storm Water Permit requirements within the Negative Declaration.

Sincerely,

Cathy Winterrowd
Assistant Deputy Director
Development Services Department

CW: ALM

cc: Anna L. McPherson, AICP, Senior Planner, Development Services Department
Ruth Kolb, Program Manager, Transportation and Stormwater Department

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2013-2020 Housing Element Update
Negative Declaration (IS 12-006)

Response to Comments:

Public Utilities Commission Rail Crossings Engineering Section (RCES) -- December 18, 2012

Comment:
The RCES recommends that the City add language to the Housing Element Update so that any future development adjacent to or near the shared railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind.

Response:
As stated in the Negative Declaration, the Housing Element is a mandatory component of a jurisdiction's General Plan. It ensures that local policies and programs are responsive to changing conditions and future housing needs. The adoption of the 2013-2020 Housing Element Update does not propose any changes to land uses or densities within Chula Vista, nor does it call out or approve any specific development projects. It will not result in any physical changes to the environment and future discretionary governmental approval of site specific housing projects will require review in accordance with the California Environmental Quality Act (CEQA), and if applicable the National Environmental Policy Act (NEPA). In accordance with City standards and policies, future projects will be planned with safety of the rail corridor in mind.

City of San Diego – January 14, 2013

Comment:
The plan's coverage of storm water is extremely limited; there is one mention of rain harvesting in the document. The existing Municipal Storm Water Permit, Order No. R9-2007-0001, CAS0108758 (Page 17), includes Standard Urban Storm Water Mitigation Plans (SUSMPs) and hydromodification requirements for new development and redevelopment projects. Additionally, this permit is being renewed by the Regional Water Quality Control Board that includes more rigorous requirements. It is recommended at a minimum to reference the Municipal Storm Water Permit requirements.

Response:
The Housing Element Update does not propose any changes to land uses or densities within Chula Vista, nor does it call out or approve any specific development projects. The Housing Element is consistent with, and will be a part of, the adopted City of Chula Vista General Plan Update. Objective PFS 1 of the adopted General Plan states that adequate and reliable water, sewer and drainage service and facilities will be provided. Future discretionary governmental approval of site specific housing projects will require that projects be developed in accordance with City standards and policies including whatever Storm water Permit is in effect at the time the project is approved. In addition, future projects will be reviewed in accordance with the California Environmental Quality Act (CEQA), and if applicable the National Environmental Policy Act (NEPA

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NOTICE OF PUBLIC WORKSHOP BY THE
PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION of the City of Chula Vista, CA, has received an application for adoption of an update to the Housing Element of the City's General Plan summarized as follows:

CONSIDERATION DATE, LOCATION/TIME:	A Public Hearing will be conducted by the Planning Commission on March 27, 2013 starting at 6:00 p.m. in the City Council Chambers, Chula Vista Civic Center, located at 276 Fourth Avenue.
CASE NUMBER:	GPA-12-05 and Negative Declaration (IS-12-006)
APPLICANT:	City of Chula Vista
LOCATION:	276 Fourth Avenue, Chula Vista, CA 91910
PROJECT DESCRIPTION:	Consideration of adoption of the 2013-2020 Update of the Housing Element of the City's General Plan and the associated Negative Declaration. Pursuant to California Government Code Section 65585.1, the City of Chula Vista has prepared a Housing Element that covers the period of January 1, 2013 through December 31, 2020. The Housing Element is an important planning tool of the City that: (a) analyzes the City's present and projected housing needs; (b) identifies potential constraints and opportunities to meeting the City's housing needs; and (c) sets policy goals and objectives, and an eight-year work program for meeting the City's housing goals and needs during the 2013-2020 period.
ENVIRONMENTAL STATUS:	The 2013-2020 Housing Element of the City's General Plan does not propose any changes to land uses or densities within Chula Vista, nor does it call out or approve any specific development projects. Future discretionary governmental approval of site specific housing projects will require review in accordance with the California Environmental Quality Act (CEQA), and if applicable the National Environmental Policy Act (NEPA). An Initial Study (IS-12-006) has been conducted by the City of Chula Vista (including an Environmental Checklist form) and the City does not anticipate that the proposed project will have a significant environmental effect, and the preparation of an Environmental Impact Report will not be required. A Negative Declaration has been prepared in accordance with Section 15070 of the CEQA Guidelines.

Any written comments or petitions to be submitted to the Planning Commission must be received in the Development Services Department, no later than 5 p.m. the day before consideration. Please direct any questions or comments in writing to, or by calling Project Manager Leilani Hines at (619) 691-5263 in the Development Services Department, Public Services Building 300, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910. Please include the case number noted above in all correspondence.

If you wish to challenge the City's action on this application in court, you may be limited to raising only those issues you or someone else raised in response to this notice prior to the Planning Commission or City Council's action on the application. A copy of the application and the accompanying documentation and plans are on file and available for inspection and review at the City Development Services Department.

Within ten days after the decision is rendered, the applicant or other interested person may appeal the decision of the Planning Commission to the City Council by submitting an appeal form and the required fee to the Development Services Department. Please notify the Project Manager if you wish to receive a copy of the Planning Commission or City Council's decision.

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City of Chula Vista, in complying with the American With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at lease 48 hours in advance, for meetings, and 5 days for scheduled services and activities. Please contact Patricia Laughlin for specific information at (619) 691-5101. California Relay Service is available for the hearing impaired by dialing 711.

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NOTICE OF PUBLIC HEARING
BY THE CHULA VISTA CITY COUNCIL
CHULA VISTA, CALIFORNIA

NOTICE IS HEREBY GIVEN THAT THE CHULA VISTA CITY COUNCIL will hold a public hearing to consider the following:

Adoption of Negative Declaration (IS-12-006) and the Housing Element Update of the General Plan for 2013-2020 Planning Period

SAID PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL on Tuesday, April 23, 2013 at 2 p.m. in the Council Chambers, City Hall, 276 Fourth Avenue, at which time any person desiring to be heard may appear.

Any written comments or petitions to be submitted to the City Council must be received by the City Clerk's Office no later than noon on the hearing date.

If you wish to challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)
The City, in complying with the Americans With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at least 48 hours in advance for meetings, and 5 days for scheduled services and activities. Please contact the City Clerk's Office for assistance at (619) 691-5041. Service for the hearing impaired is available at (619) 585-5647 (TDD).

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1.0 GLOSSARY

Above Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city of a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the §8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §s 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less tan prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in unites per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Existing Housing Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Handicapped. A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons–related or unrelated–who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income house holds.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income. Also Called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Institutional. Group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.

Impacted Areas. Census tracts where more than 50% of the dwelling units house low-and very low-income households.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ration used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Modular Unit. A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, education, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-build Housing and regulated by State law of the title. (See "Mobile Home" and "Manufactured Housing.")

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding Housing Unit. A housing unit in which the members of the household, or group. Are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by SANDAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A Self-contained living unit, either attached to or detached form, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result form increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at lest 20% to be used to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is "owned only if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

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2.0 ACRONYMS USED

BMPs: Best Management Practices
CALTRANS: California Department of Transportation
CCC: California Coastal Commission
CEQA: California Environmental Quality Act
CIP: Capital Improvement Program
CMP: Congestion Management Plan
DIF: Development Impact Fee
DU/ac: Dwelling units per acre
EDD: California Employment Development Department
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
GDP: General Development Plan
HCD: Department of Housing and Community Development
HOA: Homeowners Association
HUD: Department of Housing and Urban Development
LAFCO: Local Agency Formation Commission
LCP: Local Coastal Program
MFI: Median Family Income
MWD: Metropolitan Water District
NPDES: National Pollutant Discharge Elimination System
RCP: Regional Comprehensive Plan (by SANDAG)
RTP: Regional Transportation Plan
SANDAG: San Diego Association of Governments
SOI: Sphere of Influence

SPA:	Sectional Planning Area
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
WCP:	Water Conservation Plan

1.0 SITES INVENTORY – INFILL AND INTENSIFCATION OPPORTUNITIES

This Appendix provides a summary of sites which have been determined to provide the potential for infill and intensification. To determine the potential capacity of these parcels, a site specific evaluation was conducted. The analysis utilized the following criteria when determining the potential unit yield:

- Parcel size – Parcel size was evaluated based on the actual gross and net developable land, based on existing general plan/zoning standards. Those parcels with sufficient land area to meet the gross and net development minimum standards were deemed as providing development potential

- Existing Development vs. Zoning Potential – For each parcel, the actual development units on the site were determined. The net existing development was compared with the existing zoning standards and a net difference was calculated as development potential. Only those sites showing likelihood of yielding in excess of 20 dwelling units per parcel have been evaluated.

- Infrastructure – As Chula Vista is an urbanized City and the majority of infill opportunities are located in the areas served by established infrastructure facilities, it has been determined that the provision of infrastructure is not a constraint to development.

- UC Berkley Infill Analysis – As an initial tool to evaluate the likelihood for infill development, the City of Chula Vista has utilized the University of California Berkley's Pilot Infill Locator to identify those sites with the highest potential for redevelopment. The City understands these sites are not necessarily candidates for infill, but the analysis provides a baseline for the evaluation of trends and market-feasibility of potential infill units.

A listing of identified parcels, detailed by Assessor's Parcel Number, General Plan designation, Zoning, site acreage, existing use and dwelling unit potential is provided in this Appendix.

Summary of Existing Projects – Current Market Interest

The following is a summary of existing, or planned development projects that provide an example of existing market trends that contribute to the likelihood the infill projects are feasible within the City of Chula Vista. There are an estimated privately initiated development projects in the pipeline or under discussions with the City for the reuse of existing development sites. Most of the target sites identified in this Appendix have uses on site that are underperforming, recently vacated or are anticipated to not reflect current market demands for the types of uses currently on site during the planning period of this Housing Element. Examples of these projects include:

335 H Street. This site is currently underutilized existing residential development and vacant property totaling 2.82 acres. The proposed development would develop higher density dwelling units. The proposed Urbana Apartments will consist of a six story (84 foot-high), 266 unit apartment complex, with 380 parking stalls.

35 Tamarindo Way. This site is zoned R17P and provides for residential development potential. The 2.2 acre site is currently vacant and is proposed to be subdivided into 16 single family residential lots.

458-466 Moss St. This site is currently owned by the Sweetwater Union High School District and used for their Adult Resources Offices. The site is zoned R1 and provides single family residential development potential on 1.4 acres. The property could be developed at approximately 7 units.

461-463 Moss St. This site is currently owned by the Sweetwater Union High School District and used for offices and the Adult School. The site is zoned R1 and provides single family residential development potential on 8.95 acres. The property could be developed at approximately 45 units.

427-4455 Third Ave and Alvarado St. These sites are currently owned by the Sweetwater Union High School District and currently vacant. The sites are zoned UC-1 and R-3 and provides multifamily residential development potential on approximately 2.6 acres. The property could be developed at approximately 130 units.

1130 Fifth Ave. This site is currently owned by the Sweetwater Union High School District and used for their district offices totaling 6.4 acres. The site is zoned R2P and provides multifamily residential development potential. The property could be developed at approximately 195 units.

L St and Industrial Blvd. These parcels are currently zoned IL and are used for industrial development. Development proposals have identified potential multifamily residential on approximately 23 acres. The property could be developed at approximately 910 units.

790-808 Ada Street. This site is approximately .5 acres and currently vacant. The proposed development would develop higher density dwelling units of 16 three story townhomes.

1350 Industrial Blvd. This site is currently underutilized existing single family residential development of 2.67 acres. The site is zoned R2P. Proposals for development include higher density dwelling units and increase residential development on the site.

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Table C-5

VACANT LANDS_CITYWIDE-CHULA VISTA

APN #	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY
PARCELS WITHIN R-E ZONING				
5702005400	0.35	RE	RL	1
5931900900	0.45	RE	RL	1
5702005600	0.52	RE	RL	1
5931901200	0.53	RE	RL	1
5931901100	0.55	RE	RL	1
5931111400	0.55	RE	RL	1
5931111300	0.57	RE	RL	1
5702005700	0.96	RE	RL	2
5701404400	1.22	RED	RL	2
5933012200	0.53	REP	RL	1
5921004900	7.51	REP	RL	16
Total	**13.74**			**28**
PARCELS WITHIN R-1 ZONING				
5703002100	0.17	R1	RL	1
5703002200	0.23	R1	RL	1
5703002300	0.26	R1	RL	1
5692201300	0.12	R1	RLM	1
6181904700	0.12	R1	RLM	1
5733722200	0.12	R1	RLM	1
5742311200	0.13	R1	RLM	1
5702900100	0.15	R1	RLM	1
5660710900	0.16	R1	RLM	1
6182705000	0.16	R1	RLM	1
5660800400	0.16	R1	RLM	1
5722405400	0.16	R1	RLM	1
6180400900	0.16	R1	RLM	1
6180401000	0.16	R1	RLM	1
5732501900	0.16	R1	RLM	1
5693806400	0.16	R1	RLM	1
5680140200	0.17	R1	RLM	1
5680120500	0.17	R1	RLM	1
5660304200	0.17	R1	RLM	1
6203702800	0.17	R1	RLM	1
5661022800	0.17	R1	RLM	1
5733312200	0.17	R1	RLM	1
5743002900	0.17	R1	RLM	1
5750330200	0.21	R1	RLM	1
5633022100	0.22	R1	RLM	1
5661310300	0.24	R1	RLM	1
5661310500	0.24	R1	RLM	1
6182705700	0.25	R1	RLM	1
6390109500	0.25	R1	RLM	1

Table C-5

VACANT LANDS_CITYWIDE-CHULA VISTA

APN #	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY
6192909500	0.25	R1	RLM	1
6190400400	0.25	R1	RLM	1
5742814200	0.25	R1	RLM	1
5750601500	0.25	R1	RLM	1
6202402000	0.27	R1	RLM	1
5662804900	0.28	R1	RLM	1
5692510900	0.29	R1	RLM	1
6181102300	0.38	R1	RLM	1
5735008300	0.38	R1	RLM	1
6181100600	0.38	R1	RLM	1
5685124500	0.32	R1	RLM	2
6182402700	0.33	R1	RLM	2
6180730500	0.36	R1	RLM	2
5754702100	0.40	R1	RLM	2
5735006800	0.43	R1	RLM	2
5661310400	0.44	R1	RLM	2
5744105000	0.44	R1	RLM	2
5692702300	0.45	R1	RLM	2
6240900900	0.47	R1	RLM	2
6180731700	0.50	R1	RLM	3
6240107700	0.52	R1	RLM	3
5661310200	0.91	R1	RLM	5
5693810300	1.62	R1	RLM	10
6391605100	0.27	R110	RLM	1
6391604800	0.33	R110	RLM	1
6391604600	1.25	R110	RLM	5
6391604700	1.25	R110	RLM	5
6391603100	1.25	R110	RLM	5
5703001600	0.33	R115	RL	1
5703001500	0.34	R115	RL	1
5703001700	0.34	R115	RL	1
5740108800	0.36	R115	RL	1
5740108300	0.48	R115	RL	1
5703001900	0.23	R115	RLM	1
6240510100	0.12	R15P	RLM	1
6231526500	0.15	R15P	RLM	1
6232113300	0.16	R15P	RLM	1
6310110600	0.22	R15P	RLM	1
6240533700	0.24	R15P	RLM	1
6310111800	0.35	R15P	RLM	3
6240550200	0.42	R15P	RLM	3
6231424400	0.52	R15P	RLM	4
6240550300	0.63	R15P	RLM	5
6310111700	0.63	R15P	RLM	5
6290600900	0.36	R16P	RLM	2

Table C-5

VACANT LANDS_CITYWIDE-CHULA VISTA

APN #	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY
6232500900	2.16	R17P	RLM	13
6441521800	0.37	R1P	RLM	2
5632902100	0.88	R1P6	RLM	5
5632902000	2.06	R1P6	RLM	12
6240310800	0.12	R1P7	RLM	1
6240326100	0.16	R1P7	RLM	1
6240413800	0.17	R1P7	RLM	1
6240209300	0.17	R1P7	RLM	1
6240320300	0.22	R1P7	RLM	1
6240320500	0.24	R1P7	RLM	1
6240325300	0.27	R1P7	RLM	1
6240413500	0.12	R1P7	RM	1
6240209100	0.41	R1P7	RLM	2
6240310200	0.45	R1P7	RLM	2
6240333000	0.60	R1P7	RLM	3
6240421100	0.88	R1P7	RLM	5
6240420100	1.87	R1P7	RLM	11
Total	**36.73**			**191**
PARCELS WITHIN R-2 ZONING				
6231110900	0.13	R2P	RLM	1
6231003000	0.13	R2P	RMH	1
5671010500	0.14	R2	RM	1
5663301900	0.16	R2P	RLM	1
6231913300	0.16	R2P	RLM	1
6231810400	0.16	R2P	RLM	1
6231912800	0.18	R2P	RLM	1
6231913700	0.19	R2P	RLM	1
6192504200	0.23	R2P	RLM	1
5663006600	0.23	R2P	RLM	1
5663000300	0.69	R2P	RLM	4
Total	**2.40**			**14**
PARCELS WITHIN R-3 ZONING				
5652901900	4.35	R3P	RH	133
Total	**4.35**			**133**

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Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
PARCELS WITHIN R-E ZONING					
5921003000	4.37	REP	RL	8	SF Home
5933012100	0.96	REP	RL	1	SF Home
5931111500	1.00	RE	RL	1	SF Home
5930422000	1.00	REP	RL	1	SF Home
5702000300	1.04	RE	RL	1	SF Home
5931110500	1.05	RE	RL	1	SF Home
5933024200	1.05	REP	RL	1	SF Home
5933301700	1.08	RED	RL	1	SF Home
5702010800	1.14	RE	RL	1	SF Home
5921004200	1.15	REP	RL	1	SF Home
5931111600	1.18	RE	RL	1	SF Home
5921004300	1.18	REP	RL	1	SF Home
5921004400	1.23	REP	RL	1	SF Home
5702001100	1.40	RE	RL	2	SF Home
5702010600	1.54	RE	RL	2	SF Home
5701308000	1.70	RE	RL	2	SF Home
5702000400	1.90	RE	RL	3	SF Home
5921003100	2.69	REP	RL	4	SF Home
Total	**26.66**			**33**	
PARCELS WITHIN R-1 ZONING					
6240521300	0.23	R15P	RLM	1	SF Home
6310126600	0.23	R15P	RLM	1	SF Home
6192020100	0.23	R15P	RLM	1	SF Home
6240522000	0.23	R15P	RLM	1	SF Home
6240533600	0.23	R15P	RLM	1	SF Home
6192011400	0.23	R15P	RLM	1	SF Home
6192010100	0.23	R15P	RLM	1	SF Home
6240551000	0.23	R15P	RLM	1	SF Home
6240550700	0.23	R15P	RLM	1	SF Home
6240550900	0.23	R15P	RLM	1	SF Home
6240550800	0.23	R15P	RLM	1	SF Home
6240553100	0.23	R15P	RLM	1	SF Home
6240531500	0.24	R15P	RLM	1	SF Home
6240533000	0.24	R15P	RLM	1	SF Home
6191912600	0.24	R15P	RLM	1	SF Home
6310120200	0.24	R15P	RLM	1	SF Home
6310120500	0.24	R15P	RLM	1	SF Home
6310133200	0.24	R15P	RLM	1	SF Home
6240532000	0.24	R15P	RLM	1	SF Home
6240531600	0.24	R15P	RLM	1	SF Home
6310131800	0.24	R15P	RLM	1	SF Home
6240532600	0.24	R15P	RLM	1	SF Home
6240532900	0.24	R15P	RLM	1	SF Home
6240531700	0.24	R15P	RLM	1	SF Home
6240531200	0.24	R15P	RLM	1	SF Home
6240522100	0.24	R15P	RLM	1	SF Home
6310133100	0.24	R15P	RLM	1	SF Home
6240533100	0.24	R15P	RLM	1	SF Home
6240532100	0.24	R15P	RLM	1	SF Home
6193415200	0.24	R15P	RLM	1	SF Home
6231412700	0.24	R15P	RLM	1	SF Home
6240532700	0.24	R15P	RLM	1	SF Home
6240532800	0.24	R15P	RLM	1	SF Home
6310131900	0.24	R15P	RLM	1	SF Home
6231414600	0.24	R15P	RLM	1	SF Home
6310132900	0.24	R15P	RLM	1	SF Home
6310133000	0.24	R15P	RLM	1	SF Home
6310111500	0.24	R15P	RLM	1	SF Home
6240555200	0.24	R15P	RLM	1	SF Home
6240550600	0.24	R15P	RLM	1	SF Home
6230823500	0.24	R15P	RLM	1	SF Home
6231526600	0.24	R15P	RLM	1	SF Home
6230902700	0.25	R15P	RLM	1	SF Home
6230903600	0.25	R15P	RLM	1	SF Home
6310121700	0.25	R15P	RLM	1	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
6231622900	0.25	R15P	RLM	1	SF Home
6191821600	0.25	R15P	RLM	1	SF Home
6191821500	0.25	R15P	RLM	1	SF Home
6231623600	0.25	R15P	RLM	1	SF Home
6231613600	0.25	R15P	RLM	1	SF Home
6231523900	0.25	R15P	RLM	1	SF Home
6310125800	0.25	R15P	RLM	1	SF Home
6240521400	0.25	R15P	RLM	1	SF Home
6240553400	0.25	R15P	RLM	1	SF Home
6240552900	0.25	R15P	RLM	1	SF Home
6240551500	0.25	R15P	RLM	1	SF Home
6232015300	0.26	R15P	RLM	1	SF Home
6310122600	0.26	R15P	RLM	1	SF Home
6310131700	0.26	R15P	RLM	1	SF Home
6310123200	0.26	R15P	RLM	1	SF Home
6232114000	0.26	R15P	RLM	1	SF Home
6310125700	0.26	R15P	RLM	1	SF Home
6232114800	0.26	R15P	RLM	1	SF Home
6240553300	0.26	R15P	RLM	1	SF Home
6240555500	0.26	R15P	RLM	1	SF Home
6240513600	0.26	R15P	RLM	1	SF Home
6191820800	0.27	R15P	RLM	1	SF Home
6310131400	0.27	R15P	RLM	1	SF Home
6240511400	0.27	R15P	RLM	1	SF Home
6310132600	0.27	R15P	RLM	1	SF Home
6240533300	0.28	R15P	RLM	1	SF Home
6193425800	0.28	R15P	RLM	1	SF Home
6240555100	0.28	R15P	RLM	1	SF Home
6240533500	0.29	R15P	RLM	1	SF Home
6193415000	0.29	R15P	RLM	1	SF Home
6231624000	0.30	R15P	RLM	1	SF Home
6191423100	0.30	R15P	RLM	1	SF Home
5661224100	0.32	R1	RLM	1	SF Home
6243202100	0.32	R1	RLM	1	SF Home
5690801500	0.32	R1	RLM	1	SF Home
5693805900	0.32	R1	RLM	1	SF Home
6390108500	0.32	R1	RLM	1	SF Home
5751000800	0.32	R1	RLM	1	SF Home
5670712000	0.32	R1	RLM	1	SF Home
6243101500	0.32	R1	RLM	1	SF Home
5754211900	0.32	R1	RLM	1	SF Home
6241501800	0.32	R1	RLM	1	SF Home
6241502100	0.32	R1	RLM	1	SF Home
5712631900	0.32	R1	RLM	1	SF Home
5754211700	0.32	R1	RLM	1	SF Home
5754211800	0.32	R1	RLM	1	SF Home
6205101300	0.32	R1	RLM	1	SF Home
5661222200	0.32	R1	RLM	1	SF Home
5661210900	0.32	R1	RLM	1	SF Home
6244030300	0.32	R1	RLM	1	SF Home
6241501900	0.32	R1	RLM	1	SF Home
5661103000	0.32	R1	RLM	1	SF Home
6241502000	0.32	R1	RLM	1	SF Home
6244021200	0.32	R1	RLM	1	SF Home
5752410800	0.32	R1	RLM	1	SF Home
6204501000	0.32	R1	RLM	1	SF Home
6396600800	0.32	R1	RLM	1	SF Home
6205105700	0.32	R1	RLM	1	SF Home
6241502200	0.32	R1	RLM	1	SF Home
5754811200	0.32	R1	RLM	1	SF Home
5661224200	0.32	R1	RLM	1	SF Home
5660801900	0.32	R1	RLM	1	SF Home
5661224300	0.32	R1	RLM	1	SF Home
5661321800	0.32	R1	RLM	1	SF Home
6390109000	0.32	R1	RLM	1	SF Home
5742400600	0.32	R1	RLM	1	SF Home
6390104200	0.32	R1	RLM	1	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5741910500	0.32	R1	RLM	1	SF Home
5734302200	0.32	R1	RLM	1	SF Home
5721805300	0.32	R1	RLM	1	SF Home
5721806300	0.32	R1	RLM	1	SF Home
5722701500	0.32	R1	RLM	1	SF Home
5722705900	0.32	R1	RLM	1	SF Home
6244012400	0.32	R1	RLM	1	SF Home
5661324200	0.32	R1	RLM	1	SF Home
6241502300	0.32	R1	RLM	1	SF Home
6242104300	0.32	R1	RLM	1	SF Home
6203801000	0.32	R1	RLM	1	SF Home
5701303200	0.32	R1	RLM	1	SF Home
6191310300	0.32	R15P	RLM	1	SF Home
6191310500	0.32	R15P	RLM	1	SF Home
6191820700	0.32	R15P	RLM	1	SF Home
6191412000	0.32	R15P	RLM	1	SF Home
6191822000	0.32	R15P	RLM	1	SF Home
6191821900	0.32	R15P	RLM	1	SF Home
6441710300	0.33	R1	RLM	1	SF Home
5750501100	0.33	R1	RLM	1	SF Home
5733600400	0.33	R1	RLM	1	SF Home
6391702900	0.33	R1	RLM	1	SF Home
5660600300	0.33	R1	RLM	1	SF Home
6206600800	0.33	R1	RLM	1	SF Home
5703122900	0.33	R1	RLM	1	SF Home
5735006000	0.33	R1	RLM	1	SF Home
5750910900	0.33	R1	RLM	1	SF Home
5690100700	0.33	R1	RLM	1	SF Home
5754811500	0.33	R1	RLM	1	SF Home
5661022200	0.33	R1	RLM	1	SF Home
6241202700	0.33	R1	RLM	1	SF Home
5660303000	0.33	R1	RLM	1	SF Home
5734605900	0.33	R1	RLM	1	SF Home
6193411000	0.33	R1	RLM	1	SF Home
5742111400	0.33	R1	RLM	1	SF Home
5720901400	0.33	R1	RLM	1	SF Home
6395401500	0.33	R1	RLM	1	SF Home
6200300900	0.33	R1	RLM	1	SF Home
6200311200	0.33	R1	RLM	1	SF Home
6391700700	0.33	R1	RLM	1	SF Home
5732311700	0.33	R1	RLM	1	SF Home
5721806100	0.33	R1	RLM	1	SF Home
6206103800	0.33	R1	RLM	1	SF Home
6242801400	0.33	R1	RLM	1	SF Home
5732602200	0.33	R1	RLM	1	SF Home
5750311100	0.33	R1	RLM	1	SF Home
5735003100	0.33	R1	RLM	1	SF Home
5733911900	0.33	R1	RLM	1	SF Home
5731802200	0.33	R1	RLM	1	SF Home
6240532500	0.33	R15P	RLM	1	SF Home
5691704000	0.33	R1	RLM	1	SF Home
5702000500	0.34	R1	RL	1	SF Home
5702000600	0.34	R1	RL	1	SF Home
5702000700	0.34	R1	RL	1	SF Home
6206600500	0.34	R1	RLM	1	SF Home
5661021400	0.34	R1	RLM	1	SF Home
5660301000	0.34	R1	RLM	1	SF Home
5680130400	0.34	R1	RLM	1	SF Home
6392003100	0.34	R1	RLM	1	SF Home
6190902000	0.34	R1	RLM	1	SF Home
6241902500	0.34	R1	RLM	1	SF Home
6241202300	0.34	R1	RLM	1	SF Home
5661030800	0.34	R1	RLM	1	SF Home
6241800100	0.34	R1	RLM	1	SF Home
5661030700	0.34	R1	RLM	1	SF Home
6241202600	0.34	R1	RLM	1	SF Home
6241800200	0.34	R1	RLM	1	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
6241803300	0.34	R1	RLM	1	SF Home
5753420300	0.34	R1	RLM	1	SF Home
5753420200	0.34	R1	RLM	1	SF Home
5690900900	0.34	R1	RLM	1	SF Home
5690900500	0.34	R1	RLM	1	SF Home
6396601000	0.34	R1	RLM	1	SF Home
5690802700	0.34	R1	RLM	1	SF Home
5740503600	0.34	R1	RLM	1	SF Home
5742202400	0.34	R1	RLM	1	SF Home
6181100400	0.34	R1	RLM	1	SF Home
5632900500	0.34	R1	RLM	1	SF Home
5720804800	0.34	R1	RLM	1	SF Home
5720903600	0.34	R1	RLM	1	SF Home
6181100500	0.34	R1	RLM	1	SF Home
5731802300	0.34	R1	RLM	1	SF Home
6244021100	0.34	R1	RLM	1	SF Home
5743610300	0.34	R1	RLM	1	SF Home
5735002400	0.34	R1	RLM	1	SF Home
5733910200	0.34	R1	RLM	1	SF Home
5750330100	0.34	R1	RLM	1	SF Home
5750100800	0.34	R1	RLM	1	SF Home
6395702200	0.34	R1	RLM	1	SF Home
6396200500	0.34	R1	RLM	1	SF Home
6291411600	0.34	R16P	RLM	1	SF Home
6240323800	0.34	R1P7	RLM	1	SF Home
6192908600	0.34	R1	RLM	1	SF Home
6243002000	0.35	R1	RLM	1	SF Home
5742111000	0.35	R1	RLM	1	SF Home
5753120600	0.35	R1	RLM	1	SF Home
5754811600	0.35	R1	RLM	1	SF Home
6193802200	0.35	R1	RLM	1	SF Home
5752410300	0.35	R1	RLM	1	SF Home
6241202500	0.35	R1	RLM	1	SF Home
5661021300	0.35	R1	RLM	1	SF Home
5661510100	0.35	R1	RLM	1	SF Home
5661510200	0.35	R1	RLM	1	SF Home
5661400900	0.35	R1	RLM	1	SF Home
5742110700	0.35	R1	RLM	1	SF Home
5692701000	0.35	R1	RLM	1	SF Home
5692701100	0.35	R1	RLM	1	SF Home
6182704400	0.35	R1	RLM	1	SF Home
5720804100	0.35	R1	RLM	1	SF Home
6204000800	0.35	R1	RLM	1	SF Home
5703001200	0.35	R1	RLM	1	SF Home
5753611200	0.35	R1	RLM	1	SF Home
5694101700	0.35	R1	RLM	1	SF Home
6240414500	0.35	R1P7	RLM	1	SF Home
5661224000	0.36	R1	RLM	1	SF Home
5750910800	0.36	R1	RLM	1	SF Home
5690802500	0.36	R1	RLM	1	SF Home
6243000800	0.36	R1	RLM	1	SF Home
5702001900	0.36	R1	RL	1	SF Home
5743003500	0.36	R1	RLM	1	SF Home
5735111400	0.36	R1	RLM	1	SF Home
5692700700	0.36	R1	RLM	1	SF Home
6242601300	0.36	R1	RLM	1	SF Home
6441710200	0.36	R1	RLM	1	SF Home
5652700900	0.36	R1	RLM	1	SF Home
5661103300	0.36	R1	RLM	1	SF Home
6180711300	0.36	R1	RLM	1	SF Home
5753420100	0.36	R1	RLM	1	SF Home
5660305000	0.36	R1	RLM	1	SF Home
5661220200	0.36	R1	RLM	1	SF Home
6394420800	0.36	R1	RLM	1	SF Home
5690700100	0.36	R1	RLM	1	SF Home
5753520300	0.36	R1	RLM	1	SF Home
5742720500	0.36	R1	RLM	1	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
6391700600	0.36	R1	RLM	1	SF Home
6180730700	0.36	R1	RLM	1	SF Home
6203601100	0.36	R1	RLM	1	SF Home
5720902900	0.36	R1	RLM	1	SF Home
5690101600	0.36	R1	RLM	1	SF Home
5742810800	0.36	R1	RLM	1	SF Home
5750320500	0.36	R1	RLM	1	SF Home
6395201000	0.36	R1	RLM	1	SF Home
5733601300	0.36	R1	RLM	1	SF Home
6183422800	0.36	R1	RLM	1	SF Home
6397011700	0.36	R1P	RLM	1	SF Home
6240333200	0.36	R1P7	RLM	1	SF Home
6243102000	0.37	R1	RLM	1	SF Home
5751000700	0.37	R1	RLM	1	SF Home
5661220400	0.37	R1	RLM	1	SF Home
5690432100	0.37	R1	RLM	1	SF Home
6242201100	0.37	R1	RLM	1	SF Home
6242201000	0.37	R1	RLM	1	SF Home
6206523500	0.37	R1	RLM	1	SF Home
6395700900	0.37	R1	RLM	1	SF Home
6192702600	0.37	R1	RLM	1	SF Home
5660302100	0.37	R1	RLM	1	SF Home
5661220600	0.37	R1	RLM	1	SF Home
5661321200	0.37	R1	RLM	1	SF Home
5742202500	0.37	R1	RLM	1	SF Home
5693201800	0.37	R1	RLM	1	SF Home
6395302600	0.37	R1	RLM	1	SF Home
5744103300	0.37	R1	RLM	1	SF Home
5744103700	0.37	R1	RLM	1	SF Home
5744103600	0.37	R1	RLM	1	SF Home
6401011700	0.37	R1HP	RLM	1	SF Home
6397101100	0.37	R1P	RLM	1	SF Home
6240410100	0.37	R1P7	RLM	1	SF Home
6240204400	0.37	R1P7	RLM	1	SF Home
5662806000	0.38	R1	RLM	1	SF Home
6206513000	0.38	R1	RLM	1	SF Home
6392003200	0.38	R1	RLM	1	SF Home
5754701700	0.38	R1	RLM	1	SF Home
6241202400	0.38	R1	RLM	1	SF Home
5660710600	0.38	R1	RLM	1	SF Home
5734606000	0.38	R1	RLM	1	SF Home
5753520700	0.38	R1	RLM	1	SF Home
5633012000	0.38	R1	RLM	1	SF Home
6390109600	0.38	R1	RLM	1	SF Home
5690704700	0.38	R1	RLM	1	SF Home
5692703000	0.38	R1	RLM	1	SF Home
6190811200	0.38	R1	RLM	1	SF Home
5750312000	0.38	R1	RLM	1	SF Home
5750101100	0.38	R1	RLM	1	SF Home
5741200600	0.38	R1	RLM	1	SF Home
6190402600	0.39	R1	RLM	1	SF Home
5691711200	0.39	R1	RLM	1	SF Home
5690704200	0.39	R1	RLM	1	SF Home
6242501300	0.39	R1	RLM	1	SF Home
5733601600	0.39	R1	RLM	1	SF Home
6206524500	0.39	R1	RLM	1	SF Home
6241501600	0.39	R1	RLM	1	SF Home
5661030400	0.39	R1	RLM	1	SF Home
6396601100	0.39	R1	RLM	1	SF Home
5690900400	0.39	R1	RLM	1	SF Home
6390107300	0.39	R1	RLM	1	SF Home
6390104100	0.39	R1	RLM	1	SF Home
5750101200	0.39	R1	RLM	1	SF Home
5744104200	0.39	R1	RLM	1	SF Home
6402120100	0.39	R1HP	RLM	1	SF Home
5690704900	0.40	R1	RLM	1	SF Home
5742110800	0.40	R1	RLM	1	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
6206511100	0.40	R1	RLM	1	SF Home
5660106000	0.40	R1	RM	1	SF Home
6441710100	0.40	R1	RLM	1	SF Home
5754121400	0.40	R1	RLM	1	SF Home
5752411300	0.40	R1	RLM	1	SF Home
5754211500	0.40	R1	RLM	1	SF Home
6192702800	0.40	R1	RLM	1	SF Home
6192702700	0.40	R1	RLM	1	SF Home
5752411400	0.40	R1	RLM	1	SF Home
5754111100	0.40	R1	RLM	1	SF Home
5753520800	0.40	R1	RLM	1	SF Home
5753110600	0.40	R1	RLM	1	SF Home
5752411500	0.40	R1	RLM	1	SF Home
5753611300	0.40	R1	RLM	1	SF Home
5752411200	0.40	R1	RLM	1	SF Home
5691712200	0.40	R1	RLM	1	SF Home
6182705800	0.40	R1	RLM	1	SF Home
6183421800	0.40	R1	RLM	1	SF Home
5742811300	0.40	R1	RLM	1	SF Home
5731801500	0.40	R1	RLM	1	SF Home
6394701900	0.40	R1	RLM	1	SF Home
5731801400	0.40	R1	RLM	1	SF Home
6183205500	0.40	R1	RLM	1	SF Home
6240421600	0.40	R1P7	RLM	1	SF Home
6240201000	0.40	R1P7	RLM	1	SF Home
5750411500	0.41	R1	RLM	1	SF Home
5661222700	0.41	R1	RLM	1	SF Home
5751000500	0.41	R1	RLM	1	SF Home
5750911200	0.41	R1	RLM	1	SF Home
5691703600	0.41	R1	RLM	1	SF Home
6395200900	0.41	R1	RLM	1	SF Home
5752410100	0.41	R1	RLM	1	SF Home
6193200800	0.41	R1	RLM	1	SF Home
6193200800	0.41	R1	RLM	1	SF Home
5661103700	0.41	R1	RLM	1	SF Home
5752410200	0.41	R1	RLM	1	SF Home
5742811900	0.41	R1	RLM	1	SF Home
5750600500	0.41	R1	RLM	1	SF Home
6240421800	0.41	R1P7	RLM	1	SF Home
5751000600	0.42	R1	RLM	1	SF Home
5721500400	0.42	R1	RLM	1	SF Home
6206523700	0.42	R1	RLM	1	SF Home
6240107600	0.42	R1	RLM	1	SF Home
6240421900	0.42	R1P7	RLM	1	SF Home
5742111300	0.43	R1	RLM	1	SF Home
6394701000	0.43	R1	RLM	1	SF Home
5703123100	0.43	R1	RLM	1	SF Home
5693801400	0.43	R1	RLM	1	SF Home
5743610400	0.43	R1	RLM	1	SF Home
5731801000	0.43	R1	RLM	1	SF Home
6410911200	0.43	R1P5.5	RLM	1	SF Home
5661223800	0.44	R1	RLM	1	SF Home
5661223900	0.44	R1	RLM	1	SF Home
5661223500	0.44	R1	RLM	1	SF Home
5690705000	0.44	R1	RLM	1	SF Home
5742110900	0.44	R1	RLM	1	SF Home
5661223300	0.44	R1	RLM	1	SF Home
5661223700	0.44	R1	RLM	1	SF Home
6181911600	0.44	R1	RLM	1	SF Home
5661223400	0.44	R1	RLM	1	SF Home
6204501100	0.44	R1	RLM	1	SF Home
6203801100	0.44	R1	RLM	1	SF Home
6181902500	0.44	R1	RLM	1	SF Home
5690510800	0.44	R1	RLM	1	SF Home
5661320900	0.44	R1	RLM	1	SF Home
5742813100	0.44	R1	RLM	1	SF Home
5742112000	0.45	R1	RLM	1	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5691703700	0.45	R1	RLM	1	SF Home
6242202800	0.45	R1	RLM	1	SF Home
6241501500	0.45	R1	RLM	1	SF Home
6192905100	0.45	R1	RLM	1	SF Home
6192905200	0.45	R1	RLM	1	SF Home
5743610500	0.45	R1	RLM	1	SF Home
6397101200	0.45	R1P	RLM	1	SF Home
6410921800	0.45	R1P5.5	RLM	1	SF Home
5750910600	0.46	R1	RLM	1	SF Home
5661030100	0.46	R1	RLM	1	SF Home
5735330100	0.46	R1	RLM	1	SF Home
6181902800	0.46	R1	RLM	1	SF Home
6204000700	0.46	R1	RLM	1	SF Home
6183031300	0.46	R1	RLM	1	SF Home
6394421000	0.46	R1	RLM	1	SF Home
6192902100	0.46	R1	RLM	1	SF Home
6181910800	0.46	R1	RLM	1	SF Home
5720903300	0.46	R1	RLM	1	SF Home
6240207300	0.46	R1	RLM	1	SF Home
6181902700	0.46	R1	RLM	1	SF Home
5742111800	0.47	R1	RLM	1	SF Home
6391701300	0.47	R1	RLM	1	SF Home
6206602700	0.47	R1	RLM	1	SF Home
6243002100	0.47	R1	RLM	1	SF Home
5752210800	0.47	R1	RLM	1	SF Home
5680741000	0.47	R1	RLM	1	SF Home
6181912100	0.47	R1	RLM	1	SF Home
5633021100	0.47	R1	RLM	1	SF Home
5734501900	0.47	R1	RLM	1	SF Home
5721501100	0.47	R1	RLM	1	SF Home
6391603500	0.47	R110	RLM	1	SF Home
6192904900	0.48	R1	RLM	1	SF Home
6241803400	0.48	R1	RLM	1	SF Home
6181902400	0.48	R1	RLM	1	SF Home
5751000200	0.48	R1	RLM	1	SF Home
5721501000	0.48	R1	RLM	1	SF Home
5751221700	0.48	R1	RLM	1	SF Home
5691703000	0.49	R110	RL	1	SF Home
5942210800	0.50	R110P	RLM	1	SF Home
6391603400	0.57	R110	RLM	1	SF Home
5731800700	0.73	R115	RLM	1	SF Home
5732600500	0.76	R115	RLM	1	SF Home
5731701800	0.77	R115	RLM	1	SF Home
5740108700	0.84	R115	RL	1	SF Home
5740101000	0.88	R115	RL	1	SF Home
6230902800	0.34	R15P	RLM	2	SF Home
6240531300	0.34	R15P	RLM	2	SF Home
6231524200	0.34	R15P	RLM	2	SF Home
6310125600	0.37	R15P	RLM	2	SF Home
6240552500	0.38	R15P	RLM	2	SF Home
6240551600	0.39	R15P	RLM	2	SF Home
6240510200	0.40	R15P	RLM	2	SF Home
6240513400	0.40	R15P	RLM	2	SF Home
6240512900	0.41	R15P	RLM	2	SF Home
6240511500	0.41	R15P	RLM	2	SF Home
6240554700	0.42	R15P	RLM	2	SF Home
6310127700	0.43	R15P	RLM	2	SF Home
6191320900	0.43	R15P	RLM	2	SF Home
6191820500	0.43	R15P	RLM	2	SF Home
5750202200	0.49	R1	RLM	2	SF Home
5690900600	0.49	R1	RLM	2	SF Home
5691711000	0.49	R1	RLM	2	SF Home
5734607000	0.49	R1	RLM	2	SF Home
5661223100	0.50	R1	RLM	2	SF Home
5750600800	0.50	R1	RLM	2	SF Home
6242202700	0.50	R1	RLM	2	SF Home
6192901700	0.50	R1	RLM	2	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5753011600	0.50	R1	RLM	2	SF Home
5754701400	0.50	R1	RLM	2	SF Home
6181904000	0.50	R1	RLM	2	SF Home
6204000500	0.50	R1	RLM	2	SF Home
5690100800	0.50	R1	RLM	2	SF Home
5692000100	0.50	R1	RL	2	SF Home
5751920400	0.50	R1	RLM	2	SF Home
5692900300	0.50	R1	RLM	2	SF Home
5633100300	0.50	R1	RLM	2	SF Home
6181902600	0.50	R1	RLM	2	SF Home
5721500500	0.50	R1	RLM	2	SF Home
5691705900	0.50	R1	RLM	2	SF Home
5735002900	0.50	R1	RLM	2	SF Home
5732601700	0.50	R1	RLM	2	SF Home
6240327000	0.50	R1P7	RLM	2	SF Home
5662803600	0.51	R1	RLM	2	SF Home
5703120900	0.51	R1	RLM	2	SF Home
5693800900	0.51	R1	RLM	2	SF Home
5660303800	0.51	R1	RLM	2	SF Home
5693801000	0.51	R1	RLM	2	SF Home
5754110900	0.51	R1	RLM	2	SF Home
5661021500	0.51	R1	RLM	2	SF Home
6396202200	0.51	R1	RLM	2	SF Home
6394701800	0.51	R1	RLM	2	SF Home
6192909000	0.52	R1	RLM	2	SF Home
5691712400	0.52	R1	RLM	2	SF Home
6240310500	0.52	R1P7	RLM	2	SF Home
5692510200	0.53	R1	RLM	2	SF Home
5751000400	0.53	R1	RLM	2	SF Home
5690705100	0.53	R1	RLM	2	SF Home
6243301800	0.53	R1	RLM	2	SF Home
6206523600	0.53	R1	RLM	2	SF Home
5742720600	0.53	R1	RLM	2	SF Home
6394702000	0.53	R1	RLM	2	SF Home
5731801200	0.53	R1	RLM	2	SF Home
5742816300	0.53	R1	RLM	2	SF Home
5692510400	0.54	R1	RLM	2	SF Home
6243300500	0.54	R1	RLM	2	SF Home
6182702300	0.54	R1	RLM	2	SF Home
5661106000	0.54	R1	RLM	2	SF Home
5701304900	0.54	R1	RLM	2	SF Home
6243301900	0.55	R1	RLM	2	SF Home
5632902700	0.55	R1	RLM	2	SF Home
5693521600	0.55	R1	RLM	2	SF Home
6240211100	0.55	R1P7	RLM	2	SF Home
6240211200	0.55	R1P7	RLM	2	SF Home
6205424000	0.56	R1	RLM	2	SF Home
6241803500	0.56	R1	RLM	2	SF Home
5690902000	0.56	R1	RLM	2	SF Home
6240310300	0.56	R1P7	RLM	2	SF Home
6240330500	0.56	R1P7	RLM	2	SF Home
6240210900	0.56	R1P7	RLM	2	SF Home
5660600200	0.57	R1	RLM	2	SF Home
5661030300	0.57	R1	RLM	2	SF Home
5692510300	0.57	R1	RLM	2	SF Home
5690700200	0.57	R1	RLM	2	SF Home
5754701100	0.58	R1	RLM	2	SF Home
5662805800	0.58	R1	RLM	2	SF Home
5744104000	0.58	R1	RLM	2	SF Home
5754211400	0.59	R1	RLM	2	SF Home
5751000300	0.60	R1	RLM	2	SF Home
5661400100	0.60	R1	RLM	2	SF Home
5750601400	0.60	R1	RLM	2	SF Home
5691711500	0.60	R1	RLM	2	SF Home
5691711400	0.60	R1	RLM	2	SF Home
6180730800	0.60	R1	RLM	2	SF Home
6192905500	0.60	R1	RLM	2	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5690700900	0.61	R1	RLM	2	SF Home
5660601200	0.62	R1	RLM	2	SF Home
5661400400	0.62	R1	RLM	2	SF Home
5691704600	0.62	R1	RLM	2	SF Home
5732602500	0.62	R1	RLM	2	SF Home
6394703400	0.62	R1	RLM	2	SF Home
5735112100	0.63	R1	RLM	2	SF Home
6204000600	0.63	R1	RLM	2	SF Home
5632902900	0.63	R1	RLM	2	SF Home
5691702700	0.69	R110	RL	2	SF Home
6240522600	0.46	R15P	RLM	3	SF Home
6310132800	0.48	R15P	RLM	3	SF Home
6310132700	0.48	R15P	RLM	3	SF Home
6310120700	0.49	R15P	RLM	3	SF Home
6240554300	0.49	R15P	RLM	3	SF Home
6240553800	0.50	R15P	RLM	3	SF Home
6240553900	0.50	R15P	RLM	3	SF Home
6310126500	0.52	R15P	RLM	3	SF Home
5691704700	0.64	R1	RLM	3	SF Home
6240204000	0.64	R1P7	RLM	3	SF Home
6242403000	0.65	R1	RLM	3	SF Home
5660710500	0.65	R1	RLM	3	SF Home
5703121000	0.65	R1	RLM	3	SF Home
5660711000	0.65	R1	RLM	3	SF Home
5692900200	0.66	R1	RLM	3	SF Home
6192700700	0.66	R1	RLM	3	SF Home
5691711800	0.66	R1	RLM	3	SF Home
5661320100	0.66	R1	RLM	3	SF Home
5732310500	0.68	R1	RLM	3	SF Home
5661022700	0.68	R1	RLM	3	SF Home
5750312200	0.68	R1	RLM	3	SF Home
5754111000	0.69	R1	RLM	3	SF Home
6240320200	0.70	R1P7	RLM	3	SF Home
5661223600	0.71	R1	RLM	3	SF Home
5692510100	0.71	R1	RLM	3	SF Home
5690704800	0.76	R1	RLM	3	SF Home
5690805600	0.76	R1	RLM	3	SF Home
6240420300	0.76	R1P7	RLM	3	SF Home
5661401100	0.77	R1	RLM	3	SF Home
5660600700	0.79	R1	RLM	3	SF Home
5690901900	0.79	R1	RLM	3	SF Home
6242601900	0.81	R1	RLM	4	SF Home
5633021700	0.81	R1	RLM	4	SF Home
5750312600	0.81	R1	RLM	4	SF Home
6181910600	0.83	R1	RLM	4	SF Home
6181910700	0.83	R1	RLM	4	SF Home
5754701200	0.84	R1	RLM	4	SF Home
5742814800	0.84	R1	RLM	4	SF Home
6240211000	0.85	R1P7	RLM	4	SF Home
5754701300	0.86	R1	RLM	4	SF Home
5691704500	0.86	R1	RLM	4	SF Home
6182701900	0.87	R1	RLM	4	SF Home
6183421500	0.88	R1	RLM	4	SF Home
5691202000	0.89	R1	RLM	4	SF Home
5661222800	0.90	R1	RLM	4	SF Home
5661222900	0.90	R1	RLM	4	SF Home
5701301900	0.90	R1	RLM	4	SF Home
5661400500	0.94	R1	RLM	4	SF Home
5661401000	1.01	R1	RLM	5	SF Home
5690705200	1.02	R1	RLM	5	SF Home
6180731400	1.06	R1	RLM	5	SF Home
5732601800	1.10	R1	RLM	5	SF Home
5691706300	1.42	R110	RL	5	SF Home
5692201600	1.14	R1	RLM	6	SF Home
5690712100	1.14	R1	RLM	6	SF Home
5744104400	1.14	R1	RLM	6	SF Home
6390203500	1.15	R1HP	RLM	6	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5693810500	1.26	R1	RLM	6	SF Home
6240553700	0.99	R15P	RLM	7	SF Home
5660900600	1.35	R1	RLM	7	SF Home
6241600100	1.36	R1	RLM	7	SF Home
6240207200	1.37	R1	RLM	7	SF Home
6395203900	1.38	R1	RLM	7	SF Home
5691704200	1.42	R1	RLM	7	SF Home
5661223000	1.44	R1	RLM	7	SF Home
5692702400	1.70	R1	RLM	9	SF Home
6391602200	2.34	R110	RLM	9	SF Home
5690712000	1.81	R1	RLM	10	SF Home
5692702900	1.86	R1	RLM	10	SF Home
5703110800	2.00	R1	RLM	11	SF Home
5632900400	2.06	R1	RLM	11	SF Home
6310125200	1.59	R15P	RLM	13	SF Home
5693810100	3.64	R1	RLM	21	SF Home
6231525400	0.34	R15P	RLM	1	SF Home
6240555600	0.35	R15P	RLM	1	SF Home
6240551900	0.35	R15P	RLM	1	SF Home
6240555700	0.35	R15P	RLM	1	SF Home
6240514400	0.36	R15P	RLM	1	SF Home
6240510600	0.36	R15P	RLM	1	SF Home
6192702900	0.49	R1	RLM	1	SF Home
6183031800	0.51	R1	RLM	1	SF Home
6181100200	0.55	R1	RLM	1	SF Home
5691706700	0.58	R1	RLM	1	SF Home
6240552200	0.50	R15P	RLM	2	SF Home
5701303100	0.56	R1	RLM	2	SF Home
6240212100	0.67	R1P7	RLM	2	SF Home
6192909200	0.72	R1	RLM	2	SF Home
6240203700	0.80	R1P7	RLM	2	SF Home
6240200200	0.80	R1P7	RLM	2	SF Home
6240513300	0.57	R15P	RLM	3	SF Home
6193420800	0.58	R15P	RLM	3	SF Home
6240201200	0.82	R1P7	RLM	3	SF Home
6240210100	0.83	R1P7	RLM	3	SF Home
5661311600	1.14	R1	RLM	5	SF Home
6240552400	0.97	R15P	RLM	6	SF Home
6310111200	0.98	R15P	RLM	6	SF Home
6240212000	1.34	R1P7	RLM	6	SF Home
6183031500	2.20	R15P	RLM	17	SF Home
6240552300	0.48	R15P	RLM	1	SF Home
6240322600	0.53	R1P7	RLM	2	SF Home
6240531100	0.86	R15P	RLM	4	SF Home
6310125500	0.98	R15P	RLM	4	SF Home
6240510800	0.99	R15P	RLM	4	SF Home
6391600300	9.12	R1H	RLM	56	SF Home
6182106700	6.40	R15P	RM	55	SF Home
Total	**312.80**			**1,182**	
PARCELS WITHIN R-2 ZONING					
6233426000	0.17	R2T	RM	1	SF Home
6233426100	0.17	R2T	RM	1	SF Home
6233425800	0.18	R2T	RM	1	SF Home
6233423800	0.21	R2T	RM	1	SF Home
6233422100	0.21	R2T	RM	1	SF Home
6233422400	0.21	R2T	RM	1	SF Home
6233423900	0.22	R2T	RM	1	SF Home
6233423700	0.22	R2T	RM	1	SF Home
6233424000	0.22	R2T	RM	1	SF Home
6233425900	0.22	R2T	RM	1	SF Home
6233423500	0.22	R2T	RM	1	SF Home
6233422300	0.23	R2T	RM	1	SF Home
6233422200	0.23	R2T	RM	1	SF Home
5662515600	0.32	R2P	RLM	1	SF Home
5663305900	0.32	R2P	RLM	1	SF Home
6181521500	0.32	R2P	RM	1	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
6192212600	0.34	R2P	RLM	1	SF Home
6192212800	0.34	R2P	RLM	1	SF Home
5663300500	0.34	R2P	RLM	1	SF Home
5663000700	0.36	R2P	RLM	1	SF Home
5663306600	0.36	R2P	RLM	1	SF Home
5662511000	0.37	R2P	RLM	1	SF Home
5662510900	0.37	R2P	RLM	1	SF Home
5663304900	0.39	R2P	RLM	1	SF Home
6192211400	0.41	R2P	RLM	1	SF Home
5663006000	0.41	R2P	RLM	1	SF Home
5663306700	0.42	R2P	RLM	1	SF Home
6221120100	0.43	R2P	RM	1	SF Home
6192611000	0.47	R2P	RLM	1	SF Home
6233423600	0.24	R2T	RM	2	SF Home
5663301300	0.50	R2P	RLM	2	SF Home
5662512500	0.50	R2P	RLM	2	SF Home
6231002500	0.50	R2P	RM	2	SF Home
5931903200	0.51	R220D	RL	2	SF Home
5662512800	0.51	R2P	RLM	2	SF Home
6192220400	0.51	R2P	RLM	2	SF Home
6192214300	0.53	R2P	RLM	2	SF Home
6192211200	0.57	R2P	RLM	2	SF Home
6221120300	0.59	R2P	RM	2	SF Home
6192501900	0.60	R2P	RLM	2	SF Home
5931903100	0.61	R220D	RL	2	SF Home
6221120400	0.61	R2P	RM	2	SF Home
5662512600	0.65	R2P	RLM	3	SF Home
5663000200	0.67	R2P	RLM	3	SF Home
6192500500	0.67	R2P	RLM	3	SF Home
6231002600	0.72	R2P	RM	3	SF Home
5931902600	0.76	R220D	RL	3	SF Home
5663306000	0.78	R2P	RLM	3	SF Home
5931903000	0.79	R220D	RL	3	SF Home
6192310500	0.87	R2P	RLM	4	SF Home
6192310600	0.87	R2P	RLM	4	SF Home
6192211100	0.52	R2P	RLM	1	SF Home
5662510200	0.55	R2P	RLM	1	SF Home
5662510100	0.56	R2P	RLM	1	SF Home
6192614500	0.65	R2P	RLM	2	SF Home
Total	**24.52**			**89**	
PARCELS WITHIN R-3 ZONING					
5660601400	0.46	R3	RMH	1	SF Home
5730211000	0.12	R3	RM	2	SF Home
5651910400	0.12	R3	RLM	2	SF Home
5652800400	0.12	R3	RMH	2	SF Home
5651921500	0.12	R3	RLM	2	SF Home
5652800500	0.12	R3	RMH	2	SF Home
5652501400	0.12	R3	RM	2	SF Home
5682610500	0.12	R3	RM	2	SF Home
5731300300	0.12	R3	RM	2	SF Home
5682611300	0.12	R3	RM	2	SF Home
5681812300	0.12	R3	RM	2	SF Home
5682610700	0.12	R3	RM	2	SF Home
5731300100	0.12	R3	RM	2	SF Home
5731300200	0.12	R3	RM	2	SF Home
5683520200	0.12	R3P14	RH	2	SF Home
5681641200	0.12	R3P14	RM	2	SF Home
5681641100	0.12	R3P14	RM	2	SF Home
5681641000	0.12	R3P14	RM	2	SF Home
5683311500	0.12	R3P14	RH	2	SF Home
5682630200	0.13	R3	RM	2	SF Home
5651921100	0.13	R3	RLM	2	SF Home
5650521700	0.13	R3	RMH	2	SF Home
5650320800	0.13	R3	RMH	2	SF Home
5682630400	0.13	R3	RM	2	SF Home
5650310700	0.13	R3	RMH	2	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5684201900	0.13	R3	RH	2	SF Home
5681820800	0.13	R3	RM	2	SF Home
5684202000	0.13	R3	RH	2	SF Home
5684202200	0.13	R3	RH	2	SF Home
5651511300	0.13	R3	RMH	2	SF Home
5730900700	0.13	R3	RM	2	SF Home
5670801200	0.13	R3	RM	2	SF Home
6190510200	0.13	R3	RH	2	SF Home
5651921000	0.13	R3	RLM	2	SF Home
5651920900	0.13	R3	RLM	2	SF Home
5651920200	0.13	R3	RLM	2	SF Home
5682612700	0.13	R3	RM	2	SF Home
5681811100	0.13	R3	RM	2	SF Home
5682610400	0.13	R3	RM	2	SF Home
5682610300	0.13	R3	RM	2	SF Home
6190510300	0.13	R3	RH	2	SF Home
5681810300	0.13	R3	RM	2	SF Home
5682630300	0.13	R3	RM	2	SF Home
5684202400	0.13	R3	RH	2	SF Home
5683320100	0.13	R3P14	RH	2	SF Home
5683312200	0.13	R3P14	RH	2	SF Home
5683320200	0.13	R3P14	RH	2	SF Home
5680730400	0.13	R3P22	RMH	2	SF Home
5680730300	0.13	R3P22	RMH	2	SF Home
5680730500	0.13	R3P22	RMH	2	SF Home
5680730700	0.13	R3P22	RMH	2	SF Home
5680730600	0.13	R3P22	RMH	2	SF Home
5680730200	0.13	R3P22	RMH	2	SF Home
5680721700	0.13	R3P22	RMH	2	SF Home
5650800600	0.13	R3	RM	2	SF Home
5650520900	0.13	R3	RMH	2	SF Home
5684104900	0.14	R3	RH	2	SF Home
5720531100	0.14	R3	RM	2	SF Home
5651922200	0.14	R3	RLM	2	SF Home
5650511500	0.14	R3	RMH	2	SF Home
5684105000	0.14	R3	RH	2	SF Home
5651922300	0.14	R3	RLM	2	SF Home
5683341300	0.14	R3	RH	2	SF Home
5670800800	0.14	R3	RM	2	SF Home
5650310800	0.14	R3	RMH	2	SF Home
5650400900	0.14	R3	RMH	2	SF Home
5684104500	0.14	R3	RH	2	SF Home
5651620300	0.14	R3	RMH	2	SF Home
5683341400	0.14	R3	RH	2	SF Home
5681821400	0.14	R3	RM	2	SF Home
5651621100	0.14	R3	RMH	2	SF Home
5681100900	0.14	R3	RM	2	SF Home
5683001900	0.14	R3	RH	2	SF Home
5730900900	0.14	R3	RM	2	SF Home
5720531000	0.14	R3	RM	2	SF Home
5720430400	0.14	R3	RH	2	SF Home
5720530700	0.14	R3	RM	2	SF Home
5683001800	0.14	R3	RH	2	SF Home
5661601000	0.14	R3	RMH	2	SF Home
5650801100	0.14	R3	RM	2	SF Home
5670800600	0.14	R3	RM	2	SF Home
5720430500	0.14	R3	RH	2	SF Home
5650600200	0.14	R3	RMH	2	SF Home
5670800700	0.14	R3	RM	2	SF Home
5720530600	0.14	R3	RM	2	SF Home
5670800900	0.14	R3	RM	2	SF Home
5681100800	0.14	R3	RM	2	SF Home
5681100700	0.14	R3	RM	2	SF Home
5684104700	0.14	R3	RH	2	SF Home
5651621200	0.14	R3	RMH	2	SF Home
5652501200	0.14	R3	RM	2	SF Home
5681820900	0.14	R3	RM	2	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
6190102200	0.14	R3	RH	2	SF Home
5670801900	0.14	R3	RM	2	SF Home
5652501300	0.14	R3	RM	2	SF Home
5681100500	0.14	R3	RM	2	SF Home
5651911300	0.14	R3	RM	2	SF Home
5653200400	0.14	R3	RM	2	SF Home
5652501500	0.14	R3	RM	2	SF Home
5651922400	0.14	R3	RLM	2	SF Home
5681810800	0.14	R3	RM	2	SF Home
5682611700	0.14	R3	RM	2	SF Home
5681821500	0.14	R3	RM	2	SF Home
5682611800	0.14	R3	RM	2	SF Home
5683002200	0.14	R3	RH	2	SF Home
5651620700	0.14	R3	RMH	2	SF Home
5682611600	0.14	R3	RM	2	SF Home
5681811000	0.14	R3	RM	2	SF Home
5681810600	0.14	R3	RM	2	SF Home
5683530700	0.14	R3P14	RH	2	SF Home
5683530800	0.14	R3P14	RH	2	SF Home
5683321700	0.14	R3P14	RH	2	SF Home
5683321800	0.14	R3P14	RH	2	SF Home
5683322000	0.14	R3P14	RH	2	SF Home
5683531200	0.14	R3P22	RMH	2	SF Home
5683531400	0.14	R3P22	RMH	2	SF Home
5683531800	0.14	R3P22	RMH	2	SF Home
5683531700	0.14	R3P22	RMH	2	SF Home
5680730800	0.14	R3P22	RMH	2	SF Home
5681632200	0.14	R3P22	RMH	2	SF Home
5680730900	0.14	R3P22	RMH	2	SF Home
6190603800	0.14	R3	RH	2	SF Home
5682611900	0.14	R3	RM	2	SF Home
5683000200	0.15	R3	RH	2	SF Home
5651512300	0.15	R3	RMH	2	SF Home
5651520500	0.15	R3	RMH	2	SF Home
5651520400	0.15	R3	RMH	2	SF Home
5651512000	0.15	R3	RMH	2	SF Home
5651520600	0.15	R3	RMH	2	SF Home
5681100100	0.15	R3	RM	2	SF Home
5651610400	0.15	R3	RMH	2	SF Home
5730810500	0.15	R3	RM	2	SF Home
5651610500	0.15	R3	RMH	2	SF Home
5682630500	0.15	R3	RM	2	SF Home
5651910700	0.15	R3	RLM	2	SF Home
5651511200	0.15	R3	RMH	2	SF Home
5651611300	0.15	R3	RMH	2	SF Home
5651611500	0.15	R3	RMH	2	SF Home
5731600300	0.15	R3	RM	2	SF Home
5681100300	0.15	R3	RM	2	SF Home
5651520700	0.15	R3	RMH	2	SF Home
5730810300	0.15	R3	RM	2	SF Home
5651610900	0.15	R3	RMH	2	SF Home
5730810600	0.15	R3	RM	2	SF Home
5651511600	0.15	R3	RMH	2	SF Home
5651511700	0.15	R3	RMH	2	SF Home
5730810200	0.15	R3	RM	2	SF Home
5650310500	0.15	R3	RMH	2	SF Home
5730820700	0.15	R3	RM	2	SF Home
5682630600	0.15	R3	RM	2	SF Home
5730901800	0.15	R3	RM	2	SF Home
5730820800	0.15	R3	RM	2	SF Home
5682630800	0.15	R3	RM	2	SF Home
5651522000	0.15	R3	RMH	2	SF Home
5651511100	0.15	R3	RMH	2	SF Home
5651521000	0.15	R3	RMH	2	SF Home
5651522100	0.15	R3	RMH	2	SF Home
5730810700	0.15	R3	RM	2	SF Home
5651520100	0.15	R3	RMH	2	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5651510900	0.15	R3	RMH	2	SF Home
5651510800	0.15	R3	RMH	2	SF Home
5651511800	0.15	R3	RMH	2	SF Home
5682630700	0.15	R3	RM	2	SF Home
5730820900	0.15	R3	RM	2	SF Home
5681101000	0.15	R3	RM	2	SF Home
5650400700	0.15	R3	RMH	2	SF Home
5730810400	0.15	R3	RM	2	SF Home
5670801400	0.15	R3	RM	2	SF Home
5730811200	0.15	R3	RM	2	SF Home
5730820600	0.15	R3	RM	2	SF Home
5670801500	0.15	R3	RM	2	SF Home
5650321500	0.15	R3	RMH	2	SF Home
5730821000	0.15	R3	RM	2	SF Home
5651610100	0.15	R3	RMH	2	SF Home
5730810800	0.15	R3	RM	2	SF Home
5651510100	0.15	R3	RMH	2	SF Home
5651610200	0.15	R3	RMH	2	SF Home
5651610700	0.15	R3	RMH	2	SF Home
5681100200	0.15	R3	RM	2	SF Home
5681820200	0.15	R3	RM	2	SF Home
5682630900	0.15	R3	RM	2	SF Home
6190510100	0.15	R3	RH	2	SF Home
5651921700	0.15	R3	RLM	2	SF Home
5661900700	0.15	R3	RMH	2	SF Home
6191101400	0.15	R3	RH	2	SF Home
5650320900	0.15	R3	RMH	2	SF Home
5682633100	0.15	R3	RM	2	SF Home
5682632300	0.15	R3	RM	2	SF Home
5682610800	0.15	R3	RM	2	SF Home
5682632200	0.15	R3	RM	2	SF Home
6191102800	0.15	R3	RH	2	SF Home
5681821000	0.15	R3	RM	2	SF Home
5683000300	0.15	R3	RH	2	SF Home
5683000400	0.15	R3	RH	2	SF Home
5683522100	0.15	R3P14	RH	2	SF Home
5683522000	0.15	R3P14	RH	2	SF Home
5683522600	0.15	R3P14	RH	2	SF Home
5683521900	0.15	R3P14	RH	2	SF Home
5683522500	0.15	R3P14	RH	2	SF Home
5683520600	0.15	R3P14	RH	2	SF Home
5683311700	0.15	R3P14	RH	2	SF Home
5683311800	0.15	R3P14	RH	2	SF Home
5683311200	0.15	R3P14	RH	2	SF Home
5671501200	0.15	R3P22	RMH	2	SF Home
5671401000	0.15	R3P22	RMH	2	SF Home
5662320800	0.15	R3P22	RMH	2	SF Home
5671500800	0.15	R3P22	RMH	2	SF Home
5671501300	0.15	R3P22	RMH	2	SF Home
5671400700	0.15	R3P22	RMH	2	SF Home
5681640900	0.15	R3P22	RMH	2	SF Home
5661820300	0.15	R3P22	RMH	2	SF Home
5661820500	0.15	R3P22	RMH	2	SF Home
5681640600	0.15	R3P22	RMH	2	SF Home
5680731200	0.15	R3P22	RMH	2	SF Home
5681631700	0.15	R3P22	RMH	2	SF Home
5681640500	0.15	R3P22	RMH	2	SF Home
5671401800	0.15	R3P22	RMH	2	SF Home
5671500600	0.15	R3P22	RMH	2	SF Home
5671401700	0.15	R3P22	RMH	2	SF Home
5671500700	0.15	R3P22	RMH	2	SF Home
6190603900	0.16	R3	RH	2	SF Home
6190604000	0.16	R3	RH	2	SF Home
6190102500	0.11	R3	RH	2	SF Home
5650511800	0.16	R3	RMH	2	SF Home
5682633500	0.16	R3	RM	2	SF Home
5650600100	0.16	R3	RMH	2	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5682631600	0.16	R3	RM	2	SF Home
5682631800	0.16	R3	RM	2	SF Home
5683003700	0.16	R3	RH	2	SF Home
5682633400	0.16	R3	RM	2	SF Home
5683004000	0.16	R3	RH	2	SF Home
5720430300	0.16	R3	RH	2	SF Home
5651310700	0.16	R3	RLM	2	SF Home
5651001500	0.16	R3	RLM	2	SF Home
5651001900	0.16	R3	RLM	2	SF Home
5651002100	0.16	R3	RLM	2	SF Home
5651001200	0.16	R3	RLM	2	SF Home
5681100400	0.16	R3	RM	2	SF Home
6191102100	0.16	R3	RH	2	SF Home
6190503600	0.16	R3	RH	2	SF Home
5650800400	0.16	R3	RM	2	SF Home
5651000800	0.16	R3	RLM	2	SF Home
5651000600	0.16	R3	RLM	2	SF Home
5651310900	0.16	R3	RLM	2	SF Home
6192120800	0.16	R3	RH	2	SF Home
5651001300	0.16	R3	RLM	2	SF Home
5650800800	0.16	R3	RM	2	SF Home
5650800900	0.16	R3	RM	2	SF Home
5651002000	0.16	R3	RLM	2	SF Home
5651311200	0.16	R3	RLM	2	SF Home
6182910800	0.16	R3	RH	2	SF Home
5683004100	0.16	R3	RH	2	SF Home
5681821600	0.16	R3	RM	2	SF Home
5682633200	0.16	R3	RM	2	SF Home
5682633600	0.16	R3	RM	2	SF Home
5683003900	0.16	R3	RH	2	SF Home
5661600300	0.16	R3	RMH	2	SF Home
5651000900	0.16	R3	RLM	2	SF Home
6192120900	0.16	R3	RH	2	SF Home
5682632000	0.16	R3	RM	2	SF Home
5685111400	0.16	R3P14	RMH	2	SF Home
5685110200	0.16	R3P14	RMH	2	SF Home
5685111500	0.16	R3P14	RMH	2	SF Home
5685110300	0.16	R3P14	RMH	2	SF Home
5680421500	0.12	R3	MUR	2	SF Home
5680431100	0.12	R3	MUR	2	SF Home
5680430700	0.13	R3	MUR	2	SF Home
5670520900	0.14	R3	MUR	2	SF Home
5680421400	0.14	R3	MUR	2	SF Home
5680421700	0.14	R3	MUR	2	SF Home
5683341300	0.14	R3	RH	2	SF Home
5683341400	0.14	R3	RH	2	SF Home
5683510700	0.14	R3	MUR	2	SF Home
5684111200	0.14	R3	UCR	2	SF Home
5680411500	0.15	R3	MUR	2	SF Home
5680431000	0.15	R3	MUR	2	SF Home
5684110600	0.15	R3	UCR	2	SF Home
5684110700	0.15	R3	UCR	2	SF Home
5684110800	0.15	R3	UCR	2	SF Home
5684500300	0.15	R3	TFA	2	SF Home
5684502700	0.15	R3	TFA	2	SF Home
5672000400	0.16	R3	UCR	2	SF Home
5680421000	0.16	R3	MUR	2	SF Home
5680421100	0.16	R3	MUR	2	SF Home
5680421200	0.16	R3	MUR	2	SF Home
5684111700	0.16	R3	UCR	2	SF Home
5684111800	0.16	R3	UCR	2	SF Home
5683510400	0.14	R3	MUR	3	SF Home
5683510800	0.14	R3	MUR	3	SF Home
5683510900	0.14	R3	MUR	3	SF Home
5684500100	0.14	R3	TFA	3	SF Home
5684104100	0.18	R3	UCR	3	SF Home
5684502200	0.18	R3	TFA	3	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5670324700	0.19	R3D	UCR	3	SF Home
5684500500	0.20	R3	TFA	3	SF Home
5730100600	0.12	R3	RM	3	SF Home
5721223800	0.12	R3P5	RLM	3	SF Home
5682631300	0.19	R3	RM	3	SF Home
5682612800	0.19	R3	RM	3	SF Home
5731601000	0.19	R3	RM	3	SF Home
5730211200	0.19	R3	RM	3	SF Home
6192805400	0.19	R3	RH	3	SF Home
6192803200	0.19	R3	RH	3	SF Home
5685124000	0.19	R3P14	RMH	3	SF Home
5650521800	0.13	R3	RMH	3	SF Home
6192807300	0.13	R3	RH	3	SF Home
5720301300	0.13	R3	RH	3	SF Home
5720630600	0.20	R3	RM	3	SF Home
6180721500	0.20	R3P14	RH	3	SF Home
5651620100	0.14	R3	RMH	3	SF Home
5671400600	0.15	R3P22	RMH	3	SF Home
6180721700	0.21	R3P14	RH	3	SF Home
5681812900	0.15	R3	RM	3	SF Home
5662311100	0.15	R3	RLM	3	SF Home
5671401400	0.15	R3P22	RMH	3	SF Home
5671501400	0.15	R3P22	RMH	3	SF Home
5670730800	0.17	R3	RM	3	SF Home
5683501100	0.17	R3	RH	3	SF Home
5670730700	0.17	R3	RM	3	SF Home
5730902000	0.17	R3	RM	3	SF Home
5670730100	0.17	R3	RM	3	SF Home
5670730200	0.17	R3	RM	3	SF Home
6190101100	0.17	R3	RH	3	SF Home
5652800600	0.17	R3	RMH	3	SF Home
5652800900	0.17	R3	RMH	3	SF Home
5651101300	0.17	R3	RLM	3	SF Home
5651101700	0.17	R3	RLM	3	SF Home
5670730500	0.17	R3	RM	3	SF Home
5670731000	0.17	R3	RM	3	SF Home
6190104700	0.17	R3	RH	3	SF Home
5670730600	0.17	R3	RM	3	SF Home
5670730900	0.17	R3	RM	3	SF Home
6191102200	0.17	R3	RH	3	SF Home
5652800800	0.17	R3	RMH	3	SF Home
5651100200	0.17	R3	RLM	3	SF Home
5651101500	0.17	R3	RLM	3	SF Home
5651101800	0.17	R3	RLM	3	SF Home
5651100600	0.17	R3	RLM	3	SF Home
5651101400	0.17	R3	RLM	3	SF Home
5651101200	0.17	R3	RLM	3	SF Home
5651100700	0.17	R3	RLM	3	SF Home
5683002300	0.17	R3	RH	3	SF Home
5681810200	0.17	R3	RM	3	SF Home
5683321600	0.17	R3P14	RH	3	SF Home
5683322100	0.17	R3P14	RH	3	SF Home
5683310700	0.17	R3P14	RH	3	SF Home
5683310900	0.17	R3P14	RH	3	SF Home
5683311100	0.17	R3P14	RH	3	SF Home
5683322200	0.17	R3P14	RH	3	SF Home
5662220700	0.17	R3P22	RMH	3	SF Home
5662221000	0.17	R3P22	RMH	3	SF Home
5662220600	0.17	R3P22	RMH	3	SF Home
5662220500	0.17	R3P22	RMH	3	SF Home
5662221100	0.17	R3P22	RMH	3	SF Home
5662220400	0.17	R3P22	RMH	3	SF Home
5662220900	0.17	R3P22	RMH	3	SF Home
5681630600	0.15	R3P22	RMH	3	SF Home
5731702000	0.19	R3M	RLM	3	SF Home
5681810400	0.18	R3	RM	3	SF Home
5683341100	0.16	R3	RH	3	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5720302300	0.16	R3	RH	3	SF Home
5681821800	0.16	R3	RM	3	SF Home
5651311000	0.18	R3	RLM	3	SF Home
6190503400	0.22	R3	RH	3	SF Home
6190102100	0.22	R3	RH	3	SF Home
6192120500	0.22	R3	RH	3	SF Home
5720630800	0.18	R3	RM	3	SF Home
5720630700	0.18	R3	RM	3	SF Home
5670800200	0.18	R3	RM	3	SF Home
5720630900	0.18	R3	RM	3	SF Home
5661601900	0.18	R3	RMH	3	SF Home
5730220400	0.18	R3	RMH	3	SF Home
5681102500	0.18	R3	RM	3	SF Home
5660200600	0.18	R3	RMH	3	SF Home
5681102400	0.18	R3	RM	3	SF Home
5681102300	0.18	R3	RM	3	SF Home
6190503700	0.18	R3	RH	3	SF Home
6191101300	0.18	R3	RH	3	SF Home
6182902600	0.18	R3	RH	3	SF Home
6182910900	0.18	R3	RH	3	SF Home
5682610200	0.18	R3	RM	3	SF Home
5682610600	0.18	R3	RM	3	SF Home
5682612400	0.18	R3	RM	3	SF Home
5682610100	0.18	R3	RM	3	SF Home
5731300900	0.18	R3	RM	3	SF Home
6230602900	0.18	R3	RH	3	SF Home
5731300500	0.18	R3	RM	3	SF Home
5731300700	0.18	R3	RM	3	SF Home
5731301000	0.18	R3	RM	3	SF Home
6182902500	0.18	R3	RH	3	SF Home
5731300600	0.18	R3	RM	3	SF Home
5731300800	0.18	R3	RM	3	SF Home
5682612000	0.18	R3	RM	3	SF Home
5660901400	0.18	R3G	RLM	3	SF Home
6192221000	0.18	R3MP	RH	3	SF Home
5671501000	0.18	R3P22	RMH	3	SF Home
5682631400	0.19	R3	RM	4	SF Home
5650510100	0.23	R3	RMH	4	SF Home
5650400100	0.23	R3	RMH	4	SF Home
5651000300	0.24	R3	RLM	4	SF Home
5670803300	0.19	R3	RM	4	SF Home
5650510500	0.23	R3	RMH	4	SF Home
5650510400	0.23	R3	RMH	4	SF Home
6182904200	0.19	R3	RH	4	SF Home
5682613100	0.19	R3	RM	4	SF Home
5650520700	0.19	R3	RMH	4	SF Home
5682633800	0.19	R3	RM	4	SF Home
5682634100	0.19	R3	RM	4	SF Home
5682613000	0.19	R3	RM	4	SF Home
5682612900	0.19	R3	RM	4	SF Home
5670801000	0.19	R3	RM	4	SF Home
5681821700	0.19	R3	RM	4	SF Home
5682631200	0.19	R3	RM	4	SF Home
5682633900	0.19	R3	RM	4	SF Home
5650512000	0.19	R3	RMH	4	SF Home
5730101100	0.19	R3	RM	4	SF Home
5682634000	0.19	R3	RM	4	SF Home
5682633700	0.19	R3	RM	4	SF Home
6220912100	0.19	R3	RH	4	SF Home
5682631000	0.19	R3	RM	4	SF Home
5682631100	0.19	R3	RM	4	SF Home
6180722000	0.19	R3P14	RH	4	SF Home
6180722800	0.19	R3P14	RH	4	SF Home
5730220100	0.20	R3	RMH	4	SF Home
5730210200	0.20	R3	RM	4	SF Home
5730210400	0.20	R3	RMH	4	SF Home
5730211100	0.20	R3	RM	4	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5651911900	0.20	R3	RLM	4	SF Home
6182903500	0.20	R3	RH	4	SF Home
5684105900	0.20	R3	RH	4	SF Home
6230604400	0.20	R3	RH	4	SF Home
6230603800	0.20	R3	RH	4	SF Home
6181510800	0.20	R3P	RH	4	SF Home
6180721600	0.20	R3P14	RH	4	SF Home
6180721800	0.20	R3P14	RH	4	SF Home
6182903700	0.21	R3	RH	4	SF Home
5684105600	0.21	R3	RH	4	SF Home
5684105500	0.21	R3	RH	4	SF Home
5731600500	0.21	R3	RM	4	SF Home
5651321100	0.21	R3	RMH	4	SF Home
5670802300	0.21	R3	RM	4	SF Home
6180721900	0.21	R3P14	RH	4	SF Home
5681812800	0.17	R3	RM	4	SF Home
5660201700	0.17	R3	RMH	4	SF Home
5681813100	0.17	R3	RM	4	SF Home
5713202100	0.17	R3	RMH	4	SF Home
5681813300	0.17	R3	RM	4	SF Home
5681813200	0.17	R3	RM	4	SF Home
5721222400	0.17	R3	RM	4	SF Home
5650520400	0.21	R3	RMH	4	SF Home
5661602300	0.21	R3	RMH	4	SF Home
6190603100	0.22	R3	RH	4	SF Home
5651310500	0.18	R3	RLM	4	SF Home
5650520600	0.22	R3	RMH	4	SF Home
5651510500	0.22	R3	RMH	4	SF Home
5731602400	0.22	R3	RM	4	SF Home
5650521400	0.22	R3	RMH	4	SF Home
5650520100	0.22	R3	RMH	4	SF Home
6192120600	0.22	R3	RH	4	SF Home
6192120400	0.22	R3	RH	4	SF Home
6190503200	0.22	R3	RH	4	SF Home
6190503000	0.22	R3	RH	4	SF Home
6190503300	0.22	R3	RH	4	SF Home
6190503100	0.22	R3	RH	4	SF Home
5651611100	0.22	R3	RMH	4	SF Home
5681821200	0.22	R3	RM	4	SF Home
5681821300	0.22	R3	RM	4	SF Home
6192121100	0.18	R3	RH	4	SF Home
5682620100	0.19	R3	RM	4	SF Home
5682620200	0.19	R3	RM	4	SF Home
5682620300	0.19	R3	RM	4	SF Home
5682620400	0.19	R3	RM	4	SF Home
5684110100	0.19	R3	UCR	4	SF Home
5684110200	0.19	R3	UCR	4	SF Home
5731701900	0.29	R3M	RLM	5	SF Home
5650400500	0.23	R3	RMH	5	SF Home
6191101200	0.24	R3	RH	5	SF Home
6192121400	0.24	R3	RH	5	SF Home
6192121300	0.24	R3	RH	5	SF Home
6192121000	0.24	R3	RH	5	SF Home
5650321300	0.23	R3	RMH	5	SF Home
5650520200	0.23	R3	RMH	5	SF Home
6190503500	0.23	R3	RH	5	SF Home
6182903800	0.23	R3	RH	5	SF Home
5730210800	0.20	R3	RMH	5	SF Home
5650320700	0.29	R3	RMH	5	SF Home
5684106000	0.20	R3	RH	5	SF Home
6181510700	0.20	R3P	RH	5	SF Home
6181510600	0.20	R3P	RH	5	SF Home
5653202300	0.29	R3	RLM	5	SF Home
6230601700	0.26	R3	RH	5	SF Home
6190602100	0.27	R3	RH	5	SF Home
5651701100	0.31	R3	RM	5	SF Home
5651701200	0.31	R3	RM	5	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5685111800	0.19	R3	TFA	5	SF Home
5685111900	0.19	R3	TFA	5	SF Home
5685123700	0.21	R3	TFA	5	SF Home
6191101700	0.24	R3	RH	6	SF Home
6192120700	0.24	R3	RH	6	SF Home
5681640200	0.24	R3P22	RMH	6	SF Home
5671030500	0.23	R3P22	RH	6	SF Home
6190602700	0.25	R3	RH	6	SF Home
6191101500	0.25	R3	RH	6	SF Home
5711122000	0.25	R3	RLM	6	SF Home
5681821100	0.25	R3	RM	6	SF Home
6230601600	0.25	R3	RH	6	SF Home
5684205700	0.25	R3P22	RMH	6	SF Home
5650320600	0.26	R3	RMH	6	SF Home
6230603000	0.26	R3	RH	6	SF Home
6182910600	0.26	R3	RH	6	SF Home
5651320700	0.27	R3	RMH	6	SF Home
5685124200	0.27	R3P14	RMH	6	SF Home
5683500800	0.26	R3	MUR	6	SF Home
5684501200	0.32	R3	TFA	6	SF Home
5652201000	0.31	R3	RMH	7	SF Home
5652620800	0.24	R3	RM	7	SF Home
5730901700	0.28	R3	RM	7	SF Home
6230720300	0.28	R3P12	RM	7	SF Home
6181511000	0.29	R3P	RH	7	SF Home
5721222300	0.26	R3	RM	7	SF Home
6180723500	0.33	R3P14	RH	7	SF Home
5683001500	0.27	R3	RH	7	SF Home
5683511000	0.25	R3	MUR	7	SF Home
5684103800	0.25	R3	TFA	7	SF Home
5683001500	0.27	R3	RH	7	SF Home
5670802100	0.31	R3	RM	8	SF Home
5652800300	0.31	R3	RM	8	SF Home
6192121200	0.32	R3	RH	8	SF Home
5651400800	0.33	R3	RMH	8	SF Home
5671401900	0.30	R3P22	RMH	8	SF Home
6182902000	0.34	R3	RH	8	SF Home
6230721200	0.54	R3GD	RMH	8	SF Home
5671031000	0.34	R3P22	RMH	8	SF Home
5651001000	0.31	R3	RLM	9	SF Home
6230721000	0.37	R3GD	RMH	9	SF Home
5653301100	0.35	R3	RLM	10	SF Home
5660200400	0.37	R3	RMH	10	SF Home
6191101000	0.37	R3	RH	10	SF Home
5651403000	0.37	R3	RMH	10	SF Home
5684205600	0.37	R3P22	RMH	10	SF Home
5730900100	0.41	R3	RM	11	SF Home
6191102700	0.41	R3	RH	11	SF Home
5683500900	0.40	R3	MUR	11	SF Home
5684501600	0.41	R3	TFA	11	SF Home
5683510600	0.36	R3	MUR	11	SF Home
6192121500	0.42	R3	RH	12	SF Home
5650521600	0.44	R3	RMH	12	SF Home
5652400700	0.63	R3	RM	12	SF Home
6181511400	0.51	R3P	RH	15	SF Home
6190101400	0.60	R3	RH	16	SF Home
5683340900	0.57	R3	MUR	17	SF Home
5672000300	0.59	R3	UCR	18	SF Home
5652400800	0.64	R3	RM	19	SF Home
5670902900	0.66	R3	UCR	19	SF Home
5652400800	0.64	R3	RM	19	SF Home
5683331000	0.83	R3	MUR	25	SF Home
5685123900	1.18	R3	TFA	25	SF Home
6190610800	0.92	R3	RH	27	SF Home
5685124600	1.05	R3	TFA	32	SF Home
6400701300	1.10	R3P10	RMH	34	SF Home
5651400300	1.25	R3	RMH	36	SF Home

Table C-6
INFILL / INTENSIFICATION POTENTIAL BY EXISTING ZONING

	ACRE	ZONE	GENERAL PLAN	REALISTIC UNIT CAPACITY	EXISTING USE
5685124800	1.20	R3	TFA	37	SF Home
6191001200	3.02	R3P14	RMH	92	SF Home
5671902900	3.13	R3	TFA	95	SF Home
6191004700	3.86	R3P14	RMH	118	SF Home
Total	**119.51**			**2,373**	
PARCELS WITHIN RV-15 ZONING					
6192112300	0.35	RV15	RLM	1	SF Home
6192110500	0.16	RV15	RLM	1	SF Home
6192112100	0.16	RV15	RLM	1	SF Home
6192110800	0.23	RV15	RLM	1	SF Home
6192112000	0.37	RV15	RLM	2	SF Home
6192112200	0.18	RV15	RLM	2	SF Home
6192110400	0.35	RV15	RLM	3	SF Home
6192112900	0.39	RV15	RLM	4	SF Home
6192110300	0.33	RV15	RLM	4	SF Home
6192113000	0.40	RV15	RLM	4	SF Home
6192110700	0.40	RV15	RLM	5	SF Home
6192112700	0.50	RV15	RLM	7	SF Home
Total	**3.81**			**35**	
PARCELS WITHIN CC ZONING					
5632700600	0.81	CC	CR	0	Commercial Center
5632703500	3.59	CC	CR	0	Commercial Center
5632703400	0.67	CC	CR	0	Commercial Center
5632703800	0.80	CC	CR	0	Commercial Center
5632700700	0.78	CC	CR	0	Commercial Center
5623233800	0.09	CC	CR	0	Commercial Center
5734605300	0.01	CC	CO	0	Commercial Center
5701704200	0.63	CC	CR	0	Commercial Center
6182007200	1.28	CC	CR	0	Commercial Center
6182006500	1.38	CC	CR	0	Commercial Center
6182006800	0.82	CC	CR	0	Commercial Center
6182006300	1.55	CC	CR	0	Commercial Center
6182006400	0.91	CC	CR	0	Commercial Center
6182006600	1.46	CC	CR	0	Commercial Center
5623233900	1.11	CC	CR	0	Commercial Center
5701705300	1.28	CC	CR	0	Commercial Center
5623231300	8.80	CC	CR	0	Commercial Center
5660105500	0.49	CC	CR	0	Commercial Center
6182007100	11.05	CC	CR	0	Commercial Center
6182006100	12.85	CC	CR	0	Commercial Center
5652301700	1.21	CCP	CV	0	Commercial Center
5652301000	0.53	CCP	CV	0	Commercial Center
Total	**52.10**			**0**	

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5680421700	0.14	R3	RESIDENTIAL	MUR	2
5680430400	0.22	R3	RESIDENTIAL	MUR	3
5680421600	0.10	R3	RESIDENTIAL	MUR	1
5680421500	0.12	R3	RESIDENTIAL	MUR	1
5680412100	0.30	R3	RESIDENTIAL	MUR	4
5680422000	0.18	R3	RESIDENTIAL	MUR	2
5680412200	0.30	R3	RESIDENTIAL	MUR	4
5680421400	0.14	R3	RESIDENTIAL	MUR	2
5680422100	0.11	R3	RESIDENTIAL	MUR	1
5680430500	0.15	R3	RESIDENTIAL	MUR	2
5680411500	0.15	R3	RESIDENTIAL	MUR	2
5680430700	0.13	R3	RESIDENTIAL	MUR	2
5680421300	0.15	R3	RESIDENTIAL	MUR	2
5680420100	0.16	R3	RESIDENTIAL	MUR	2
5680421200	0.16	R3	RESIDENTIAL	MUR	2
5680420200	0.16	R3	RESIDENTIAL	MUR	2
5680430800	0.13	R3	RESIDENTIAL	MUR	2
5680421100	0.16	R3	RESIDENTIAL	MUR	2
5680430900	0.13	R3	RESIDENTIAL	MUR	2
5680421000	0.16	R3	RESIDENTIAL	MUR	2
5680420300	0.15	R3	RESIDENTIAL	MUR	2
5680431000	0.15	R3	RESIDENTIAL	MUR	2
5680411100	0.15	R3	RESIDENTIAL	MUR	2
5680420400	0.16	R3	RESIDENTIAL	MUR	2
5680411000	0.15	R3	RESIDENTIAL	MUR	2
5680420900	0.16	R3	RESIDENTIAL	MUR	2
5680431100	0.12	R3	RESIDENTIAL	MUR	1
5680420800	0.16	R3	RESIDENTIAL	MUR	2
5680420500	0.15	R3	RESIDENTIAL	MUR	2
5680431200	0.14	R3	RESIDENTIAL	MUR	2
5670320900	4.18	R3D	RESIDENTIAL	TFA	146
5680410900	0.15	R3	RESIDENTIAL	MUR	2
5680410800	0.15	R3	RESIDENTIAL	MUR	2
5680420700	0.17	R3	RESIDENTIAL	MUR	2
5680420600	0.16	R3	RESIDENTIAL	MUR	2
5680431300	0.14	R3	RESIDENTIAL	MUR	2
5670520100	0.20	R3	RESIDENTIAL	MUR	2
5670324900	0.69	R3D	RESIDENTIAL	UCR	21
5670520200	0.20	R3	RESIDENTIAL	MUR	2
5670323100	0.46	R3D	RESIDENTIAL	UCR	14
5683500900	0.40	R3	RESIDENTIAL	MUR	5
5670520300	0.20	R3	RESIDENTIAL	MUR	2
5683500800	0.26	R3	RESIDENTIAL	MUR	3
5683500700	0.26	R3	RESIDENTIAL	MUR	3
5670323200	0.46	R3D	RESIDENTIAL	UCR	13
5670520400	0.20	R3	RESIDENTIAL	MUR	2
5683331000	0.83	R3	RESIDENTIAL	MUR	10
5683500600	0.24	R3	RESIDENTIAL	MUR	3
5685123900	1.18	R3	RESIDENTIAL	TFA	41

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5670520500	0.20	R3	RESIDENTIAL	MUR	2
5730401000	0.50	R3	RESIDENTIAL	TFA	17
5684200700	0.14	R3	RESIDENTIAL	MUR	2
5683503700	0.46	R3	RESIDENTIAL	MUR	6
5670520600	0.20	R3	RESIDENTIAL	MUR	2
5683330900	0.75	R3H	RESIDENTIAL	MUR	9
5685124800	1.20	R3	RESIDENTIAL	TFA	42
5684502700	0.15	R3	RESIDENTIAL	TFA	4
5684103100	0.15	R3	RESIDENTIAL	TFA	4
5684505800	0.16	R3	RESIDENTIAL	TFA	5
5684502400	0.23	R3	RESIDENTIAL	TFA	8
5684103200	0.39	R3	RESIDENTIAL	UCR	12
5684502300	1.07	R3	RESIDENTIAL	TFA	37
5684103300	0.84	R3	RESIDENTIAL	UCR	25
5683340900	0.57	R3	RESIDENTIAL	MUR	7
5684102700	0.54	R3	RESIDENTIAL	UCR	16
5684502200	0.18	R3	RESIDENTIAL	TFA	6
5683341000	0.14	R3	RESIDENTIAL	MUR	2
5684501900	0.36	R3	RESIDENTIAL	TFA	13
5684102800	0.62	R3	RESIDENTIAL	UCR	19
5670901700	0.60	R3	RESIDENTIAL	UCR	18
5670901800	0.78	R3	RESIDENTIAL	UCR	23
5684501800	0.36	R3	RESIDENTIAL	TFA	13
5683510700	0.14	R3	RESIDENTIAL	MUR	2
5683510800	0.14	R3	RESIDENTIAL	MUR	2
5684104100	0.18	R3	RESIDENTIAL	UCR	5
5684501500	0.38	R3	RESIDENTIAL	TFA	13
5670902000	4.79	R3	RESIDENTIAL	UCR	144
5684104200	0.34	R3	RESIDENTIAL	UCR	10
5684501400	0.34	R3	RESIDENTIAL	TFA	12
5684501300	0.43	R3	RESIDENTIAL	TFA	15
5684111200	0.14	R3	RESIDENTIAL	UCR	4
5684111100	0.41	R3	RESIDENTIAL	UCR	12
5683511000	0.25	R3	RESIDENTIAL	MUR	3
5684501200	0.32	R3	RESIDENTIAL	TFA	11
5684501600	0.41	R3	RESIDENTIAL	TFA	14
5684500500	0.20	R3	RESIDENTIAL	TFA	7
5684500400	0.15	R3	RESIDENTIAL	TFA	5
5684110800	0.15	R3	RESIDENTIAL	UCR	4
5684500300	0.15	R3	RESIDENTIAL	TFA	5
5684110700	0.15	R3	RESIDENTIAL	UCR	4
5684111600	0.16	R3	RESIDENTIAL	UCR	5
5684111700	0.16	R3	RESIDENTIAL	UCR	5
5684110600	0.15	R3	RESIDENTIAL	UCR	4
5684111800	0.16	R3	RESIDENTIAL	UCR	5
5684110500	0.15	R3	RESIDENTIAL	UCR	4
5684110400	0.17	R3	RESIDENTIAL	UCR	5
5684200800	0.14	R3	RESIDENTIAL	MUR	2
5684200900	0.14	R3	RESIDENTIAL	MUR	2

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5684201000	0.14	R3	RESIDENTIAL	MUR	2
5684201100	0.14	R3	RESIDENTIAL	MUR	2
5672121100	0.19	R2	RESIDENTIAL	RH	5
5672601700	0.18	R3	RESIDENTIAL	RH	5
5684110100	0.19	R3	RESIDENTIAL	UCR	6
5684110200	0.19	R3	RESIDENTIAL	UCR	6
5672600700	0.32	R3	RESIDENTIAL	RH	9
5672121200	0.19	R2	RESIDENTIAL	RH	5
5684500100	0.14	R3	RESIDENTIAL	TFA	4
5672201000	0.36	R2	RESIDENTIAL	RH	10
5684500200	0.12	R3	RESIDENTIAL	TFA	2
5672201100	1.07	R2	RESIDENTIAL	RH	29
5672200900	0.26	R2	RESIDENTIAL	RH	7
5672010200	15.00	R3	RESIDENTIAL	UCR	450
5672200500	0.41	R2	RESIDENTIAL	RH	11
5672310900	0.19	R2	RESIDENTIAL	RH	5
5672503300	0.17	R2	RESIDENTIAL	RH	5
5672701500	0.18	R3	RESIDENTIAL	RH	5
5685124600	1.05	R3	RESIDENTIAL	TFA	37
5671902100	0.14	R3	RESIDENTIAL	TFA	4
5671902200	0.14	R3	RESIDENTIAL	TFA	4
5671902300	0.14	R3	RESIDENTIAL	TFA	4
5671902400	0.14	R3	RESIDENTIAL	TFA	4
5710400600	0.31	R3	RESIDENTIAL	TFA	11
5672502400	0.18	R2	RESIDENTIAL	RH	5
5672502500	0.17	R2	RESIDENTIAL	RH	5
5672502600	0.17	R2	RESIDENTIAL	RH	5
5710400500	0.28	R3	RESIDENTIAL	TFA	10
5710620400	0.14	R2	RESIDENTIAL	TFA	4
5672502700	0.17	R2	RESIDENTIAL	RH	5
5710621700	0.14	R2	RESIDENTIAL	TFA	4
5710400400	0.28	R3	RESIDENTIAL	TFA	10
5672502800	0.17	R2	RESIDENTIAL	RH	5
5710400300	0.28	R3	RESIDENTIAL	TFA	10
5672502900	0.17	R2	RESIDENTIAL	RH	5
5672503000	0.17	R2	RESIDENTIAL	RH	5
5710610800	0.94	R3	RESIDENTIAL	TFA	33
5710400200	0.28	R3	RESIDENTIAL	TFA	10
5672503100	0.17	R2	RESIDENTIAL	RH	5
5672503200	0.17	R2	RESIDENTIAL	RH	5
5710400100	0.26	R3	RESIDENTIAL	TFA	9
5710611100	0.85	R3	RESIDENTIAL	TFA	30
5710801000	0.14	R2	RESIDENTIAL	TFA	4
5672312100	0.19	R2	RESIDENTIAL	RH	5
5710801200	0.15	R2	RESIDENTIAL	TFA	5
5710800900	0.14	R2	RESIDENTIAL	TFA	4
5672110900	0.18	R3P22	RESIDENTIAL	RH	5
5672111000	0.19	R2	RESIDENTIAL	RH	5
5672312000	0.14	R2	RESIDENTIAL	RH	3

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5672310800	0.14	R2	RESIDENTIAL	RH	3
5710800800	0.14	R2	RESIDENTIAL	TFA	4
5672110800	0.15	R3P22	RESIDENTIAL	RH	4
5672121300	0.14	R2	RESIDENTIAL	RH	3
5672121000	0.15	R2	RESIDENTIAL	RH	4
5672310700	0.21	R2	RESIDENTIAL	RH	6
5672111100	0.14	R2	RESIDENTIAL	RH	3
5672121400	0.14	R2	RESIDENTIAL	RH	3
5672311900	0.15	R2	RESIDENTIAL	RH	4
5672110700	0.15	R3P22	RESIDENTIAL	RH	4
5672111200	0.14	R2	RESIDENTIAL	RH	3
5672120900	0.14	R2	RESIDENTIAL	RH	3
5672121500	0.14	R2	RESIDENTIAL	RH	3
5710801900	0.15	R2	RESIDENTIAL	TFA	5
5710800700	0.14	R2	RESIDENTIAL	TFA	4
5672110600	0.14	R3P22	RESIDENTIAL	RH	3
5672111300	0.15	R2	RESIDENTIAL	RH	4
5672311800	0.14	R2	RESIDENTIAL	RH	3
5672310600	0.21	R2	RESIDENTIAL	RH	6
5672311700	0.14	R2	RESIDENTIAL	RH	3
5672120800	0.14	R2	RESIDENTIAL	RH	3
5710800600	0.14	R2	RESIDENTIAL	TFA	4
5672121600	0.14	R2	RESIDENTIAL	RH	3
5672120700	0.14	R2	RESIDENTIAL	RH	3
5672111400	0.14	R2	RESIDENTIAL	RH	3
5710802000	0.15	R2	RESIDENTIAL	TFA	4
5672310500	0.14	R2	RESIDENTIAL	RH	3
5710800500	0.14	R2	RESIDENTIAL	TFA	3
5672121700	0.14	R2	RESIDENTIAL	RH	3
5672311600	0.14	R2	RESIDENTIAL	RH	3
5672120600	0.14	R2	RESIDENTIAL	RH	3
5672111500	0.14	R2	RESIDENTIAL	RH	3
5670520900	0.14	R3	RESIDENTIAL	MUR	2
5672120500	0.14	R2	RESIDENTIAL	RH	3
5672310400	0.14	R2	RESIDENTIAL	RH	3
5672112300	0.46	R3P22	RESIDENTIAL	RH	12
5672111600	0.15	R2	RESIDENTIAL	RH	4
5672311500	0.14	R2	RESIDENTIAL	RH	3
5710800400	0.14	R2	RESIDENTIAL	TFA	3
5672121800	0.14	R2	RESIDENTIAL	RH	3
5710802700	0.15	R2	RESIDENTIAL	TFA	4
5670520800	0.14	R3	RESIDENTIAL	MUR	2
5672120400	0.14	R2	RESIDENTIAL	RH	3
5672121900	0.15	R2	RESIDENTIAL	RH	4
5672311400	0.14	R2	RESIDENTIAL	RH	3
5672310300	0.14	R2	RESIDENTIAL	RH	3
5710800300	0.14	R2	RESIDENTIAL	TFA	4
5672111700	0.14	R2	RESIDENTIAL	RH	3
5710800200	0.14	R2	RESIDENTIAL	TFA	4

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5650802200	0.16	C-3	RESIDENTIAL	MUR	2
5710501600	0.16	R3	RESIDENTIAL	TFA	5
5672004000	1.07	R3	RESIDENTIAL	MUR	13
5672000200	3.96	R3	RESIDENTIAL	UCR	119
5710802400	0.15	R2	RESIDENTIAL	TFA	5
5710802300	0.16	R2	RESIDENTIAL	TFA	6
5710801600	0.16	R2	RESIDENTIAL	TFA	6
5710801700	0.15	R2	RESIDENTIAL	TFA	4
5710802500	0.15	R2	RESIDENTIAL	TFA	4
5710802200	0.17	R2	RESIDENTIAL	TFA	6
5710501400	0.32	R3	RESIDENTIAL	TFA	11
5710801800	0.11	R2	RESIDENTIAL	TFA	2
5710802600	0.11	R2	RESIDENTIAL	TFA	2
5670903800	0.17	R3	RESIDENTIAL	UCR	5
5672000400	0.16	R3	RESIDENTIAL	UCR	5
5710801300	0.15	R2	RESIDENTIAL	TFA	5
5710802100	0.15	R2	RESIDENTIAL	TFA	5
5710501500	0.16	R3	RESIDENTIAL	TFA	5
5670904200	1.02	R3	RESIDENTIAL	UCR	31
5670901100	0.18	R3	RESIDENTIAL	UCR	5
5672000300	0.59	R3	RESIDENTIAL	UCR	18
5710800100	0.19	R2	RESIDENTIAL	TFA	7
5670323600	0.16	R3D	RESIDENTIAL	UCR	5
5670323700	0.16	R3D	RESIDENTIAL	UCR	5
5670903600	1.07	R3	RESIDENTIAL	UCR	32
5670324800	4.24	R3D	RESIDENTIAL	UCR	127
5670904900	2.84	R3	RESIDENTIAL	UCR	85
5670324700	0.19	R3D	RESIDENTIAL	UCR	6
5670324400	2.66	R3D	RESIDENTIAL	UCR	80
5670902900	0.66	R3	RESIDENTIAL	UCR	20
5670900500	2.93	R3	RESIDENTIAL	UCR	88
5671902900	3.13	R3	RESIDENTIAL	TFA	109
5652901900	4.35	R3P	VACANT	RH	117
5670312700	5.98	UC-15	VACANT	TFA	209
5650401400	0.57	C-3	COMMERICAL	MUR	7
5653201500	0.72	C-3	COMMERICAL	MUR	9
5653201600	0.25	C-3	COMMERICAL	MUR	3
5650401300	0.35	C-3	COMMERICAL	MUR	4
5650401500	0.11	C-3	COMMERICAL	MUR	1
5653201100	0.40	C-3	COMMERICAL	MUR	5
5650401600	0.22	C-3	COMMERICAL	MUR	3
5650800200	0.16	C-3	COMMERICAL	MUR	2
5650401100	0.32	C-3	COMMERICAL	MUR	4
5650600400	0.43	C-3	COMMERICAL	MUR	5
5650802300	0.31	C-3	COMMERICAL	MUR	4
5650600500	0.21	C-3	COMMERICAL	MUR	3
5653300100	0.36	C-3	COMMERICAL	MUR	4
5650600900	0.47	C-3	COMMERICAL	MUR	6
5650601200	0.24	C-3	COMMERICAL	MUR	3

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5653300200	0.23	C-3	COMMERICAL	MUR	3
5651622800	0.19	C-3	COMMERICAL	MUR	2
5651703200	0.97	C-3	COMMERICAL	MUR	12
5651623100	0.28	C-3	COMMERICAL	MUR	3
5651703500	0.15	C-3	COMMERICAL	MUR	2
5651623000	0.14	C-3	COMMERICAL	MUR	2
5651702200	0.11	C-3	COMMERICAL	MUR	1
5651622000	0.17	C-3	COMMERICAL	MUR	2
5651702300	0.10	C-3	COMMERICAL	MUR	1
5651621800	0.11	C-3	COMMERICAL	MUR	1
5651621600	0.14	C-3	COMMERICAL	MUR	2
5651702600	0.21	C-3	COMMERICAL	MUR	3
5651622700	0.28	C-3	COMMERICAL	MUR	3
5652400100	0.21	C-3	COMMERICAL	MUR	3
5652400500	0.10	C-3	COMMERICAL	MUR	1
5652400600	0.11	C-3	COMMERICAL	MUR	1
5680710100	0.23	V-3	COMMERICAL	MUR	5
5680430200	0.14	V-3	COMMERICAL	MUR	2
5680720300	0.14	V-3	COMMERICAL	MUR	2
5680430300	0.14	V-3	COMMERICAL	MUR	2
5680710200	0.15	V-3	COMMERICAL	MUR	2
5680432100	0.14	V-3	COMMERICAL	MUR	2
5680720400	0.14	V-1	COMMERICAL	MUR	2
5680440300	0.14	V-3	COMMERICAL	MUR	2
5680710800	0.13	V-1	COMMERICAL	MUR	2
5680442200	0.13	V-3	COMMERICAL	MUR	2
5680720500	0.14	V-1	COMMERICAL	MUR	2
5680440400	0.14	V-3	COMMERICAL	MUR	2
5680432000	0.14	V-3	COMMERICAL	MUR	2
5670325000	0.52	UC-15	COMMERICAL	TFA	18
5680710300	0.12	V-3	COMMERICAL	MUR	1
5680720600	0.14	V-1	COMMERICAL	MUR	2
5680440500	0.14	V-3	COMMERICAL	MUR	2
5680442100	0.13	V-3	COMMERICAL	MUR	2
5680440600	0.14	V-3	COMMERICAL	MUR	2
5680431900	0.14	V-3	COMMERICAL	MUR	2
5680720700	0.13	V-1	COMMERICAL	MUR	2
5680710500	0.17	V-2	COMMERICAL	MUR	2
5680442000	0.13	V-2	COMMERICAL	MUR	2
5680431800	0.14	V-3	COMMERICAL	MUR	2
5670411700	0.76	UC-16	COMMERICAL	MUR	9
5680711200	0.12	V-2	COMMERICAL	MUR	1
5680411400	0.15	V-3	COMMERICAL	MUR	2
5680712300	0.13	V-1	COMMERICAL	MUR	2
5680441800	0.16	V-2	COMMERICAL	MUR	2
5680431700	0.13	V-3	COMMERICAL	MUR	2
5680720800	0.14	V-1	COMMERICAL	MUR	2
5680711300	0.14	V-2	COMMERICAL	MUR	2
5680410100	0.11	V-3	COMMERICAL	MUR	1

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5680440700	0.13	V-3	COMMERICAL	MUR	2
5680440800	0.14	V-3	COMMERICAL	MUR	2
5670313000	0.53	UC-15	COMMERICAL	TFA	18
5680411300	0.67	V-3	COMMERICAL	MUR	8
5680431600	0.13	V-3	COMMERICAL	MUR	2
5680720900	0.14	V-1	COMMERICAL	MUR	2
5680711400	0.13	V-2	COMMERICAL	MUR	2
5680441600	0.13	V-2	COMMERICAL	MUR	2
5680721000	0.14	V-1	COMMERICAL	MUR	2
5680441500	0.13	V-2	COMMERICAL	MUR	2
5680431500	0.13	V-3	COMMERICAL	MUR	2
5670320400	0.36	UC-15	COMMERICAL	TFA	13
5670320500	0.34	UC-15	COMMERICAL	TFA	12
5680410400	0.15	V-3	COMMERICAL	MUR	2
5670321600	0.37	UC-13	COMMERICAL	MUR	4
5680441400	0.13	V-2	COMMERICAL	MUR	2
5680721100	0.14	V-1	COMMERICAL	MUR	2
5680712000	0.13	V-1	COMMERICAL	MUR	2
5680711500	0.13	V-2	COMMERICAL	MUR	2
5670311100	0.57	UC-15	COMMERICAL	TFA	20
5680431400	0.54	V-3	COMMERICAL	MUR	6
5670411900	0.28	UC-13	COMMERICAL	MUR	3
5680711600	0.18	V-2	COMMERICAL	MUR	2
5680410500	0.15	V-3	COMMERICAL	MUR	2
5680441300	0.12	V-2	COMMERICAL	MUR	1
5670411500	0.14	UC-13	COMMERICAL	MUR	2
5680722200	0.21	V-1	COMMERICAL	MUR	2
5680410600	0.16	V-3	COMMERICAL	MUR	2
5680722300	0.18	V-1	COMMERICAL	MUR	2
5680711700	0.15	V-2	COMMERICAL	MUR	2
5680441200	0.13	V-2	COMMERICAL	MUR	2
5680410700	0.16	V-3	COMMERICAL	MUR	2
5681522200	0.29	V-3	COMMERICAL	MUR	3
5670530100	0.26	UC-13	COMMERICAL	MUR	3
5681612600	0.15	V-2	COMMERICAL	MUR	2
5662401100	0.28	V-3	COMMERICAL	MUR	3
5681512300	0.14	V-3	COMMERICAL	MUR	2
5681620100	0.16	V-1	COMMERICAL	MUR	2
5681511700	0.14	V-3	COMMERICAL	MUR	2
5681522000	0.14	V-2	COMMERICAL	MUR	2
5670321800	0.50	UC-14	COMMERICAL	MUR	6
5670321900	0.43	UC-14	COMMERICAL	MUR	5
5681511200	0.14	V-3	COMMERICAL	MUR	2
5670530300	0.14	UC-13	COMMERICAL	MUR	2
5681620200	0.16	V-1	COMMERICAL	MUR	2
5681610400	0.12	V-2	COMMERICAL	MUR	1
5681511800	0.14	V-3	COMMERICAL	MUR	2
5681612300	0.14	V-1	COMMERICAL	MUR	2
5681521900	0.14	V-2	COMMERICAL	MUR	2

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5681620300	0.16	V-1	COMMERICAL	MUR	2
5680722800	0.14	V-3	COMMERICAL	MUR	2
5681511100	0.14	V-3	COMMERICAL	MUR	2
5670530400	0.28	UC-13	COMMERICAL	MUR	3
5662402900	0.44	V-3	COMMERICAL	MUR	5
5681511900	0.14	V-3	COMMERICAL	MUR	2
5681612400	0.14	V-1	COMMERICAL	MUR	2
5681521800	0.15	V-2	COMMERICAL	MUR	2
5681511000	0.14	V-3	COMMERICAL	MUR	2
5681620400	0.16	V-1	COMMERICAL	MUR	2
5681512000	0.14	V-3	COMMERICAL	MUR	2
5670322000	0.53	UC-13	COMMERICAL	MUR	6
5681612200	0.14	V-1	COMMERICAL	MUR	2
5681521700	0.19	V-2	COMMERICAL	MUR	2
5681620500	0.16	V-1	COMMERICAL	MUR	2
5681613700	0.12	V-2	COMMERICAL	MUR	1
5681613800	0.26	V-1	COMMERICAL	MUR	3
5681510900	0.14	V-3	COMMERICAL	MUR	2
5670531200	0.14	UC-13	COMMERICAL	MUR	2
5681620600	0.16	V-1	COMMERICAL	MUR	2
5681613600	0.12	V-2	COMMERICAL	MUR	1
5681621100	0.28	V-1	COMMERICAL	MUR	3
5662402800	0.32	V-3	COMMERICAL	MUR	4
5681512100	0.14	V-3	COMMERICAL	MUR	2
5681510800	0.14	V-3	COMMERICAL	MUR	2
5681620700	0.16	V-1	COMMERICAL	MUR	2
5681521300	0.12	V-2	COMMERICAL	MUR	1
5681613400	0.63	V-1	COMMERICAL	MUR	8
5681611000	0.13	V-2	COMMERICAL	MUR	2
5680712400	0.26	V-3	COMMERICAL	MUR	3
5681510200	0.12	V-3	COMMERICAL	MUR	1
5670531300	0.14	UC-13	COMMERICAL	MUR	2
5683502800	0.14	V-1	COMMERICAL	MUR	2
5681510300	0.14	V-3	COMMERICAL	MUR	2
5683501600	0.18	V-1	COMMERICAL	MUR	2
5681611100	0.12	V-2	COMMERICAL	MUR	1
5681520200	0.14	V-3	COMMERICAL	MUR	2
5681521600	0.14	V-2	COMMERICAL	MUR	2
5681611200	0.12	V-2	COMMERICAL	MUR	1
5683501700	0.19	V-1	COMMERICAL	MUR	2
5681613500	0.13	V-2	COMMERICAL	MUR	2
5683504700	0.24	V-1	COMMERICAL	MUR	6
5681621000	0.16	V-1	COMMERICAL	MUR	2
5681520900	0.14	V-2	COMMERICAL	MUR	2
5681612800	0.13	V-2	COMMERICAL	MUR	2
5662403000	1.23	V-3	COMMERICAL	MUR	15
5730400200	0.11	UC-1	COMMERICAL	TFA	2
5681520800	0.14	V-2	COMMERICAL	MUR	2
5670324300	0.28	UC-13	COMMERICAL	MUR	3

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5670531400	0.39	UC-13	COMMERICAL	MUR	5
5680442300	0.26	V-3	COMMERICAL	MUR	3
5671010400	0.36	UC-13	COMMERICAL	MUR	4
5683330100	0.20	V-2	COMMERICAL	MUR	2
5662321500	0.92	V-3	COMMERICAL	MUR	11
5681523000	0.11	V-2	COMMERICAL	MUR	1
5682702100	1.32	V-3	COMMERICAL	MUR	16
5671010300	0.38	UC-13	COMMERICAL	MUR	5
5683330400	0.12	V-2	COMMERICAL	MUR	1
5681522800	0.18	V-3	COMMERICAL	MUR	2
5670901500	0.97	UC-14	COMMERICAL	MUR	12
5680440100	0.12	V-3	COMMERICAL	MUR	1
5662321300	0.32	V-3	COMMERICAL	MUR	4
5681520400	0.10	V-3	COMMERICAL	MUR	1
5682702200	0.73	V-3	COMMERICAL	MUR	9
5671010200	0.31	UC-13	COMMERICAL	MUR	4
5680432200	0.26	V-3	COMMERICAL	MUR	3
5683340100	0.25	V-2	COMMERICAL	MUR	6
5682702000	0.43	V-3	COMMERICAL	MUR	5
5671010100	0.69	UC-13	COMMERICAL	MUR	8
5684506000	1.15	UC-2	COMMERICAL	TFA	40
5681512200	0.57	V-3	COMMERICAL	MUR	7
5682702300	0.34	V-3	COMMERICAL	MUR	4
5684506100	0.39	UC-2	COMMERICAL	TFA	14
5682702700	0.27	V-3	COMMERICAL	MUR	3
5682703000	0.25	V-3	COMMERICAL	MUR	3
5683340400	0.25	V-2	COMMERICAL	MUR	6
5683510100	0.12	V-2	COMMERICAL	MUR	1
5680430100	0.11	V-3	COMMERICAL	MUR	1
5682702500	2.38	V-3	COMMERICAL	MUR	29
5684506200	1.05	UC-2	COMMERICAL	TFA	37
5671030100	0.28	UC-13	COMMERICAL	MUR	3
5684505000	0.31	UC-2	COMMERICAL	TFA	11
5683510300	0.11	V-2	COMMERICAL	MUR	1
5671030200	0.14	UC-13	COMMERICAL	MUR	2
5683503900	0.16	V-2	COMMERICAL	MUR	2
5680421800	0.19	V-3	COMMERICAL	MUR	2
5671030300	0.28	UC-13	COMMERICAL	MUR	3
5684505100	0.63	UC-2	COMMERICAL	TFA	22
5670902100	1.18	UC-14	COMMERICAL	MUR	14
5683504000	0.12	V-2	COMMERICAL	MUR	1
5680421900	0.55	V-3	COMMERICAL	MUR	7
5684505200	1.26	UC-2	COMMERICAL	TFA	44
5670902200	0.41	UC-14	COMMERICAL	MUR	5
5683504300	0.12	V-2	COMMERICAL	MUR	1
5671030400	0.21	UC-13	COMMERICAL	MUR	3
5680411800	0.15	V-3	COMMERICAL	MUR	2
5670902300	0.85	UC-14	COMMERICAL	MUR	10
5683004600	0.69	V-3	COMMERICAL	MUR	8

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5684505300	0.50	UC-2	COMMERICAL	TFA	18
5683502100	0.13	V-2	COMMERICAL	MUR	2
5671400200	0.16	UC-13	COMMERICAL	MUR	2
5670904800	1.03	UC-14	COMMERICAL	MUR	12
5684505400	0.15	UC-2	COMMERICAL	TFA	5
5670902500	0.26	UC-13	COMMERICAL	MUR	3
5680412000	0.44	V-3	COMMERICAL	MUR	5
5683501900	0.23	V-2	COMMERICAL	MUR	5
5671402400	0.45	UC-13	COMMERICAL	MUR	5
5684505500	0.51	UC-2	COMMERICAL	TFA	18
5672000900	0.20	UC-13	COMMERICAL	MUR	2
5684200100	0.26	V-2	COMMERICAL	MUR	7
5672110100	0.33	UC-13	COMMERICAL	MUR	4
5672001000	0.14	UC-13	COMMERICAL	MUR	2
5684200200	0.13	V-2	COMMERICAL	MUR	2
5672112200	0.26	UC-13	COMMERICAL	MUR	3
5684200300	0.13	V-2	COMMERICAL	MUR	2
5672001200	0.16	UC-13	COMMERICAL	MUR	2
5684102900	0.22	V-2	COMMERICAL	MUR	5
5684103700	1.23	UC-2	COMMERICAL	TFA	43
5684200600	0.11	V-2	COMMERICAL	MUR	1
5672001300	0.27	UC-13	COMMERICAL	MUR	3
5672122100	0.47	UC-13	COMMERICAL	MUR	6
5672003600	0.84	UC-14	COMMERICAL	MUR	10
5684201400	1.50	UC-1	COMMERICAL	TFA	52
5672122000	0.47	UC-13	COMMERICAL	MUR	6
5672001500	0.62	UC-13	COMMERICAL	MUR	7
5684102000	0.51	UC-2	COMMERICAL	TFA	18
5684502800	0.13	UC-2	COMMERICAL	TFA	4
5672310100	0.34	UC-13	COMMERICAL	MUR	4
5684502900	0.14	UC-2	COMMERICAL	TFA	5
5685112100	0.42	UC-1	COMMERICAL	TFA	15
5684503000	0.15	UC-2	COMMERICAL	TFA	5
5684503100	0.21	UC-2	COMMERICAL	TFA	7
5684503200	0.21	UC-2	COMMERICAL	TFA	7
5672312200	0.33	UC-13	COMMERICAL	MUR	4
5684503300	0.78	UC-2	COMMERICAL	TFA	27
5684506600	1.43	UC-2	COMMERICAL	TFA	50
5672010400	0.26	UC-12	COMMERICAL	TFA	9
5710630200	0.14	UC-10	COMMERICAL	TFA	4
5710620300	0.14	UC-10	COMMERICAL	TFA	4
5710630300	0.14	UC-10	COMMERICAL	TFA	4
5730401900	0.67	UC-1	COMMERICAL	TFA	23
5720104600	4.97	UC-6	COMMERICAL	MUR	60
5671402000	0.29	UC-13	COMMERICAL	RMH	3
5720104500	1.32	UC-6	COMMERICAL	MUR	16
5672111800	0.14	UC-13	COMMERICAL	MUR	2
5671400300	0.30	UC-13	COMMERICAL	MUR	4
5672310200	0.13	UC-13	COMMERICAL	MUR	2

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5711231400	0.54	C-2	COMMERICAL	MUR	6
5670903900	1.01	UC-14	COMMERICAL	MUR	12
5720803500	0.48	C-2	COMMERICAL	MUR	6
5650401000	0.12	C-3	COMMERICAL	MUR	1
5720803400	0.47	C-2	COMMERICAL	MUR	6
5713101200	2.00	C-2	COMMERICAL	MUR	24
5720803200	0.14	C-2	COMMERICAL	MUR	2
5720803100	0.14	C-2	COMMERICAL	MUR	2
5720803000	0.14	C-2	COMMERICAL	MUR	2
5720802900	0.28	C-2	COMMERICAL	MUR	3
5710630100	0.14	UC-10	COMMERICAL	TFA	4
5721312200	0.28	C-2	COMMERICAL	MUR	3
5710622200	0.35	UC-10	COMMERICAL	TFA	12
5721310100	0.25	C-2	COMMERICAL	MUR	3
5672010500	0.35	UC-12	COMMERICAL	TFA	12
5710622100	0.34	UC-10	COMMERICAL	TFA	12
5670320800	2.28	UC-15	COMMERICAL	TFA	80
5721312100	0.28	C-2	COMMERICAL	MUR	3
5721311900	0.28	C-2	COMMERICAL	MUR	3
5672010300	0.52	UC-12	COMMERICAL	TFA	18
5671902800	0.29	UC-12	COMMERICAL	TFA	10
5670320600	1.04	UC-15	COMMERICAL	TFA	36
5710610900	0.43	UC-10	COMMERICAL	TFA	15
5711531600	0.26	C-2	COMMERICAL	MUR	3
5671902700	0.54	UC-12	COMMERICAL	TFA	19
5711531500	0.26	C-2	COMMERICAL	MUR	3
5670320100	0.51	UC-15	COMMERICAL	TFA	18
5710611000	0.43	UC-10	COMMERICAL	TFA	15
5670310600	0.36	UC-15	COMMERICAL	TFA	13
5721805700	0.26	C-2	COMMERICAL	MUR	3
5712003400	0.36	C-2	COMMERICAL	MUR	4
5670311700	1.87	UC-15	COMMERICAL	TFA	65
5721804400	0.52	C-2	COMMERICAL	MUR	6
5712003100	0.97	C-2	COMMERICAL	MUR	12
5710300900	0.51	UC-10	COMMERICAL	TFA	18
5721803300	0.14	C-2	COMMERICAL	MUR	2
5712001200	0.36	C-2	COMMERICAL	MUR	4
5712005900	0.92	C-2	COMMERICAL	MUR	11
5710301200	0.42	UC-10	COMMERICAL	TFA	15
5721803200	0.51	C-2	COMMERICAL	MUR	6
5670900400	0.25	UC-14	COMMERICAL	UCR	7
5670900300	2.01	UC-14	COMMERICAL	UCR	60
5721804500	0.39	C-2	COMMERICAL	MUR	5
5670900200	3.23	UC-14	COMMERICAL	UCR	97
5670312600	4.15	UC-15	COMMERICAL	TFA	145
5722120700	0.64	C-2	COMMERICAL	MUR	8
5712001800	0.29	C-2	COMMERICAL	MUR	3
5722120600	0.55	C-2	COMMERICAL	MUR	7
5712001900	0.70	C-2	COMMERICAL	MUR	8

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
5712002300	0.34	C-2	COMMERICAL	MUR	4
5722120500	1.00	C-2	COMMERICAL	MUR	12
5713101900	0.51	C-2	COMMERICAL	MUR	6
5713101500	0.72	C-2	COMMERICAL	MUR	9
5713100300	0.41	C-2	COMMERICAL	MUR	5
5713100400	0.21	C-2	COMMERICAL	MUR	3
5713100500	0.21	C-2	COMMERICAL	MUR	3
5713100600	0.21	C-2	COMMERICAL	MUR	3
5713100700	0.21	C-2	COMMERICAL	MUR	3
5713100800	0.41	C-2	COMMERICAL	MUR	5
5722811000	0.46	C-2	COMMERICAL	MUR	6
5713101800	0.40	C-2	COMMERICAL	MUR	5
5713101700	0.60	C-2	COMMERICAL	MUR	7
5713102000	0.72	C-2	COMMERICAL	MUR	9
5722811100	0.66	C-2	COMMERICAL	MUR	8
5722811300	0.63	C-2	COMMERICAL	MUR	8
5713101400	0.51	C-2	COMMERICAL	MUR	6
					5421

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
6192221500	0.24	CCP	RESIDENTIAL	MUR	3
6191213000	0.16	CCP	RESIDENTIAL	MUR	2
6181100900	0.36	CCP	RESIDENTIAL	MUR	4
6180211300	0.69	CCP	RESIDENTIAL	MUR	8
6181103500	0.73	CCP	RESIDENTIAL	MUR	9
6181520200	0.30	CCP	RESIDENTIAL	MUR	4
6181520400	0.08	CCP	RESIDENTIAL	MUR	1
6181422000	0.07	CCP	RESIDENTIAL	MUR	1
6181520500	0.15	CCP	RESIDENTIAL	MUR	2
6191210900	0.21	CCP	RESIDENTIAL	MUR	3
6191710400	0.32	CCP	RESIDENTIAL	MUR	4
6191710800	0.21	CCP	RESIDENTIAL	MUR	3
6192113500	0.75	CCP	RESIDENTIAL	MUR	9
6192213500	0.27	CCP	RESIDENTIAL	MUR	3
6192111400	0.40	CCP	RESIDENTIAL	MUR	5
6192122500	0.43	CCP	RESIDENTIAL	MUR	5
6192222000	0.69	CCP	RESIDENTIAL	MUR	8
6180610700	0.72	CO	RESIDENTIAL	MUR	9
6192113800	1.27	COP	RESIDENTIAL	MUR	15
6220412700	2.26	CTP	RESIDENTIAL	MUR	27
6220206900	0.46	CTP	RESIDENTIAL	TFA	7
6170600200	0.18	IL	RESIDENTIAL	TFA	3
6220725900	1.61	ILP	RESIDENTIAL	RH	44
6182803400	5.58	ILP	RESIDENTIAL	TFA	89
6182803500	4.38	ILP	RESIDENTIAL	TFA	70
6170712500	0.17	ILP	RESIDENTIAL	TFA	3
6170712600	0.10	ILP	RESIDENTIAL	TFA	2
6170710100	0.16	ILP	RESIDENTIAL	TFA	3
6170601900	0.11	ILP	RESIDENTIAL	TFA	2
6220711600	0.44	R2P	RESIDENTIAL	RH	12
6220722200	0.12	R2P	RESIDENTIAL	RH	2
6220712400	0.28	R2P	RESIDENTIAL	RH	8
6220721400	0.17	R2P	RESIDENTIAL	RH	5
6220722300	0.36	R2P	RESIDENTIAL	RH	10
6220712500	0.16	R2P	RESIDENTIAL	RH	4
6220721300	0.20	R2P	RESIDENTIAL	RH	6
6220722500	0.12	R2P	RESIDENTIAL	RH	2
6220714200	1.45	R2P	RESIDENTIAL	RH	39
6220711100	0.12	R2P	RESIDENTIAL	RH	2
6220722400	0.36	R2P	RESIDENTIAL	RH	10
6220722600	0.12	R2P	RESIDENTIAL	RH	3
6220721200	0.27	R2P	RESIDENTIAL	RH	7
6220725400	0.11	R2P	RESIDENTIAL	RH	3
6220721100	0.27	R2P	RESIDENTIAL	RH	7
6220722700	0.12	R2P	RESIDENTIAL	RH	2
6220724300	0.18	R2P	RESIDENTIAL	RH	5
6220724700	0.23	R2P	RESIDENTIAL	RH	6
6220725500	0.27	R2P	RESIDENTIAL	RH	7
6220722800	0.12	R2P	RESIDENTIAL	RH	2

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
6220723100	0.12	R2P	RESIDENTIAL	RH	2
6220711000	0.20	R2P	RESIDENTIAL	RH	5
6220725100	0.20	R2P	RESIDENTIAL	RH	5
6220723000	0.22	R2P	RESIDENTIAL	RH	5
6220710900	0.20	R2P	RESIDENTIAL	RH	5
6220723300	0.52	R2P	RESIDENTIAL	RH	14
6220720900	0.85	R2P	RESIDENTIAL	RH	23
6220713100	0.17	R2P	RESIDENTIAL	RH	5
6220723200	0.61	R2P	RESIDENTIAL	RH	17
6220710700	0.24	R2P	RESIDENTIAL	RH	7
6220714500	0.20	R2P	RESIDENTIAL	RH	6
6220720800	0.92	R2P	RESIDENTIAL	RH	25
6220714400	0.10	R2P	RESIDENTIAL	RH	3
6220710800	0.71	R2P	RESIDENTIAL	RH	20
6220714000	0.21	R2P	RESIDENTIAL	RH	6
6220723400	0.94	R2P	RESIDENTIAL	RH	26
6220716900	0.21	R2P	RESIDENTIAL	RH	6
6220716800	0.30	R2P	RESIDENTIAL	RH	8
6220716600	0.23	R2P	RESIDENTIAL	RH	6
6220716700	0.30	R2P	RESIDENTIAL	RH	8
6220713500	0.14	R2P	RESIDENTIAL	RH	4
6220713700	0.14	R2P	RESIDENTIAL	RH	4
6220713600	0.14	R2P	RESIDENTIAL	RH	4
6220723500	0.94	R2P	RESIDENTIAL	RH	26
6220727400	0.22	R2P	RESIDENTIAL	RH	6
6220727300	0.20	R2P	RESIDENTIAL	RH	5
6220726400	0.20	R2P	RESIDENTIAL	RH	5
6220717500	0.12	R2P	RESIDENTIAL	RH	3
6220726500	0.30	R2P	RESIDENTIAL	RH	8
6220723600	0.94	R2P	RESIDENTIAL	RH	26
6220717300	2.43	R2P	RESIDENTIAL	RH	66
6220727100	0.30	R2P	RESIDENTIAL	RH	8
6220727600	0.20	R2P	RESIDENTIAL	RH	5
6220717600	0.33	R2P	RESIDENTIAL	RH	9
6220727700	0.22	R2P	RESIDENTIAL	RH	6
6220717700	0.30	R2P	RESIDENTIAL	RH	8
6220727800	0.20	R2P	RESIDENTIAL	RH	5
6220717400	0.13	R2P	RESIDENTIAL	RH	4
6220726900	0.29	R2P	RESIDENTIAL	RH	8
6220726800	0.21	R2P	RESIDENTIAL	RH	6
6220726700	0.21	R2P	RESIDENTIAL	RH	6
6220717100	0.24	R2P	RESIDENTIAL	RH	6
6220726600	0.23	R2P	RESIDENTIAL	RH	6
6220717200	0.25	R2P	RESIDENTIAL	RH	7
6220710400	0.37	R2P	RESIDENTIAL	RH	10
6220715400	0.20	R2P	RESIDENTIAL	RH	5
6220716300	0.33	R2P	RESIDENTIAL	RH	9
6220726100	0.51	R2P	RESIDENTIAL	RH	14
6220716200	0.36	R2P	RESIDENTIAL	RH	10

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
6220715500	0.24	R2P	RESIDENTIAL	RH	7
6220723700	0.94	R2P	RESIDENTIAL	RH	25
6220726000	0.43	R2P	RESIDENTIAL	RH	12
6220715000	0.27	R2P	RESIDENTIAL	RH	8
6220715800	0.21	R2P	RESIDENTIAL	RH	6
6220715900	0.19	R2P	RESIDENTIAL	RH	5
6220723900	0.49	R2P	RESIDENTIAL	RH	13
6220716000	0.25	R2P	RESIDENTIAL	RH	7
6220724400	0.15	R2P	RESIDENTIAL	RH	4
6220716100	0.28	R2P	RESIDENTIAL	RH	8
6220715700	0.15	R2P	RESIDENTIAL	RH	4
6220711400	2.67	R2P	RESIDENTIAL	RH	72
6220714900	0.75	R2P	RESIDENTIAL	RH	20
6220715600	0.25	R2P	RESIDENTIAL	RH	7
6220721500	0.13	R2P	RESIDENTIAL	RH	4
6220721600	0.21	R2P	RESIDENTIAL	RH	6
6220728000	0.13	R2P	RESIDENTIAL	RH	4
6220728100	0.13	R2P	RESIDENTIAL	RH	4
6220207100	0.80	R2P	RESIDENTIAL	TFA	13
6220207200	1.20	R2P	RESIDENTIAL	TFA	19
6192214800	0.26	R3	RESIDENTIAL	MUR	3
6192214900	2.55	R3	RESIDENTIAL	MUR	31
6192113200	0.94	R3	RESIDENTIAL	MUR	11
6220920500	1.35	R3	RESIDENTIAL	MUR	16
6220913500	2.90	R3	RESIDENTIAL	RH	78
6220912600	1.25	R3	RESIDENTIAL	RH	34
6220913800	2.08	R3	RESIDENTIAL	RH	56
6220206300	0.24	R3	RESIDENTIAL	TFA	4
6220204100	0.14	R3	RESIDENTIAL	TFA	2
6220206400	0.16	R3	RESIDENTIAL	TFA	3
6170712700	0.15	R3	RESIDENTIAL	TFA	3
6170711900	0.11	R3	RESIDENTIAL	TFA	2
6170712000	0.17	R3	RESIDENTIAL	TFA	3
6170711600	0.17	R3	RESIDENTIAL	TFA	3
6170711500	0.17	R3	RESIDENTIAL	TFA	3
6170711400	0.17	R3	RESIDENTIAL	TFA	3
6170711300	0.20	R3	RESIDENTIAL	TFA	3
6170711200	0.15	R3	RESIDENTIAL	TFA	3
6170721200	0.34	R3	RESIDENTIAL	TFA	6
6170720200	0.12	R3	RESIDENTIAL	TFA	3
6170720300	0.15	R3	RESIDENTIAL	TFA	3
6170720400	0.21	R3	RESIDENTIAL	TFA	3
6170720500	0.28	R3	RESIDENTIAL	TFA	4
6170711100	0.15	R3	RESIDENTIAL	TFA	2
6170721000	0.23	R3	RESIDENTIAL	TFA	4
6170721300	0.25	R3	RESIDENTIAL	TFA	4
6170720900	0.11	R3	RESIDENTIAL	TFA	2
6170711000	0.17	R3	RESIDENTIAL	TFA	3
6170720800	0.16	R3	RESIDENTIAL	TFA	3

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
6170710900	0.16	R3	RESIDENTIAL	TFA	3
6220202300	0.48	R3P	RESIDENTIAL	TFA	8
6220202400	0.49	R3P	RESIDENTIAL	TFA	8
6220202700	0.32	R3P	RESIDENTIAL	TFA	5
6220202600	0.26	R3P	RESIDENTIAL	TFA	4
6220204800	0.19	R3P	RESIDENTIAL	TFA	3
6192215100	0.50	RV15	RESIDENTIAL	MUR	6
6192210600	0.50	RV15	RESIDENTIAL	MUR	6
6192210500	0.50	RV15	RESIDENTIAL	MUR	6
6192210400	0.50	RV15	RESIDENTIAL	MUR	6
6191212500	0.15	RV15	RESIDENTIAL	MUR	2
6191211400	0.12	RV15	RESIDENTIAL	MUR	2
6191712100	0.21	RV15	RESIDENTIAL	MUR	3
6191211300	0.13	RV15	RESIDENTIAL	MUR	2
6191711100	0.14	RV15	RESIDENTIAL	MUR	2
6191212300	0.21	RV15	RESIDENTIAL	MUR	3
6191212200	0.21	RV15	RESIDENTIAL	MUR	3
6191212100	0.21	RV15	RESIDENTIAL	MUR	3
6191212000	0.21	RV15	RESIDENTIAL	MUR	3
6191211900	0.21	RV15	RESIDENTIAL	MUR	3
6191213200	0.21	RV15	RESIDENTIAL	MUR	3
6191213300	0.21	RV15	RESIDENTIAL	MUR	3
6191211700	0.21	RV15	RESIDENTIAL	MUR	3
6191211600	0.24	RV15	RESIDENTIAL	MUR	3
6191211500	0.12	RV15	RESIDENTIAL	MUR	2
6191712200	0.21	RV15	RESIDENTIAL	MUR	3
6191712000	0.21	RV15	RESIDENTIAL	MUR	3
6191711900	0.23	RV15	RESIDENTIAL	MUR	3
6191711800	0.21	RV15	RESIDENTIAL	MUR	3
6191711700	0.21	RV15	RESIDENTIAL	MUR	3
6191711600	0.21	RV15	RESIDENTIAL	MUR	3
6191711500	0.23	RV15	RESIDENTIAL	MUR	3
6191711400	0.21	RV15	RESIDENTIAL	MUR	3
6191711300	0.14	RV15	RESIDENTIAL	MUR	2
6191711200	0.14	RV15	RESIDENTIAL	MUR	2
6170710500	0.07	ILP	INDUSTRIAL	TFA	1
6170712200	0.19	ILP	INDUSTRIAL	TFA	3
6170710600	0.20	ILP	INDUSTRIAL	TFA	3
6170710700	0.20	ILP	INDUSTRIAL	TFA	3
6170712800	0.47	ILP	INDUSTRIAL	TFA	8
6170710400	0.20	ILP	INDUSTRIAL	TFA	3
6190104500	0.52	CC	COMMERCIAL	MUR	6
6190104100	0.36	CC	COMMERCIAL	MUR	4
6192225300	0.76	CCP	COMMERCIAL	MUR	9
6192221300	0.24	CCP	COMMERCIAL	MUR	3
6192221400	0.24	CCP	COMMERCIAL	MUR	3
6191212700	0.15	CCP	COMMERCIAL	MUR	2
6191212900	0.16	CCP	COMMERCIAL	MUR	2
6192122000	0.21	CCP	COMMERCIAL	MUR	3

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
6192123300	0.45	CCP	COMMERCIAL	MUR	5
6191105100	2.36	CCP	COMMERCIAL	MUR	28
6191103600	0.87	CCP	COMMERCIAL	MUR	11
6180220800	0.20	CCP	COMMERCIAL	MUR	3
6180212600	0.39	CCP	COMMERCIAL	MUR	5
6180612000	0.48	CCP	COMMERCIAL	MUR	6
6180610500	0.57	CCP	COMMERCIAL	MUR	7
6180610100	0.23	CCP	COMMERCIAL	MUR	3
6190104200	1.86	CCP	COMMERCIAL	MUR	22
6180211200	0.75	CCP	COMMERCIAL	MUR	9
6180211100	0.32	CCP	COMMERCIAL	MUR	4
6180620100	0.58	CCP	COMMERCIAL	MUR	7
6180621200	0.59	CCP	COMMERCIAL	MUR	7
6180221000	0.19	CCP	COMMERCIAL	MUR	3
6180221100	0.08	CCP	COMMERCIAL	MUR	1
6180221300	0.11	CCP	COMMERCIAL	MUR	2
6180103300	1.41	CCP	COMMERCIAL	MUR	17
6180621300	0.43	CCP	COMMERCIAL	MUR	6
6180623800	1.00	CCP	COMMERCIAL	MUR	12
6180101700	2.50	CCP	COMMERCIAL	MUR	30
6181510100	0.29	CCP	COMMERCIAL	MUR	4
6181103100	1.01	CCP	COMMERCIAL	MUR	12
6181510200	0.23	CCP	COMMERCIAL	MUR	3
6181103200	0.12	CCP	COMMERCIAL	MUR	2
6181513000	0.57	CCP	COMMERCIAL	MUR	7
6181102400	0.35	CCP	COMMERCIAL	MUR	4
6181512900	0.57	CCP	COMMERCIAL	MUR	7
6181101000	0.22	CCP	COMMERCIAL	MUR	3
6181522500	0.57	CCP	COMMERCIAL	MUR	7
6181422200	0.39	CCP	COMMERCIAL	MUR	5
6181422100	0.26	CCP	COMMERCIAL	MUR	3
6181520300	0.29	CCP	COMMERCIAL	MUR	4
6181421900	0.07	CCP	COMMERCIAL	MUR	1
6181421800	0.13	CCP	COMMERCIAL	MUR	2
6181421500	0.07	CCP	COMMERCIAL	MUR	1
6181520600	0.47	CCP	COMMERCIAL	MUR	6
6181422800	0.21	CCP	COMMERCIAL	MUR	3
6181520700	0.24	CCP	COMMERCIAL	MUR	3
6191104200	0.90	CCP	COMMERCIAL	MUR	11
6191213600	1.22	CCP	COMMERCIAL	MUR	15
6191102400	0.35	CCP	COMMERCIAL	MUR	4
6191211000	0.42	CCP	COMMERCIAL	MUR	5
6191211100	0.21	CCP	COMMERCIAL	MUR	3
6191100500	0.07	CCP	COMMERCIAL	MUR	1
6191712700	0.42	CCP	COMMERCIAL	MUR	5
6191104900	2.27	CCP	COMMERCIAL	MUR	27
6191710200	0.14	CCP	COMMERCIAL	MUR	2
6191710300	0.21	CCP	COMMERCIAL	MUR	3
6191710600	0.21	CCP	COMMERCIAL	MUR	3

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APN#	ACRES	ZONING	EXISTING USE	GENERAL PLAN	INFILL POTENTIAL
6191710700	0.21	CCP	COMMERCIAL	MUR	3
6191105000	3.52	CCP	COMMERCIAL	MUR	42
6191712600	0.43	CCP	COMMERCIAL	MUR	5
6192113400	0.51	CCP	COMMERCIAL	MUR	6
6192215300	1.28	CCP	COMMERCIAL	MUR	15
6192214700	0.98	CCP	COMMERCIAL	MUR	12
6192113900	0.27	CCP	COMMERCIAL	MUR	3
6192111300	0.49	CCP	COMMERCIAL	MUR	6
6192214400	0.18	CCP	COMMERCIAL	MUR	2
6192214500	0.18	CCP	COMMERCIAL	MUR	2
6192215000	0.17	CCP	COMMERCIAL	MUR	2
6192225700	3.42	CCP	COMMERCIAL	MUR	41
6192225200	0.84	CCP	COMMERCIAL	MUR	10
6192122800	0.24	CCP	COMMERCIAL	MUR	3
6192122600	0.12	CCP	COMMERCIAL	MUR	2
6192122300	0.25	CCP	COMMERCIAL	MUR	3
6192122200	0.35	CCP	COMMERCIAL	MUR	4
6192221900	0.39	CCP	COMMERCIAL	MUR	5
6192122100	0.51	CCP	COMMERCIAL	MUR	6
6192225500	0.47	CCP	COMMERCIAL	MUR	6
6190105600	2.85	CCP	COMMERCIAL	MUR	34
6191103000	2.89	CCP	COMMERCIAL	MUR	35
6191100400	4.64	CCP	COMMERCIAL	MUR	56
6180621100	0.33	CCP	COMMERCIAL	RH	9
6182803300	3.01	CCP	COMMERCIAL	TFA	48
6182803600	1.12	CCP	COMMERCIAL	TFA	18
6220430700	0.10	CTP	COMMERCIAL	MUR	1
6220433700	4.25	CTP	COMMERCIAL	MUR	51
6220412600	0.29	CTP	COMMERCIAL	MUR	4
6220433500	2.47	CTP	COMMERCIAL	MUR	30
6220412400	1.42	CTP	COMMERCIAL	MUR	17
6220920600	1.66	CTP	COMMERCIAL	MUR	20
6220206800	3.58	CTP	COMMERCIAL	TFA	57
6220200500	0.48	CTP	COMMERCIAL	TFA	8
6220206500	0.44	CTP	COMMERCIAL	TFA	7
6170601600	0.35	ILP	COMMERCIAL	TFA	6
6170602000	0.85	ILP	COMMERCIAL	TFA	14
					2640