



MPA 21-0001: Housing Element Update  
2021 – 2029

# Many, Many New Housing Laws

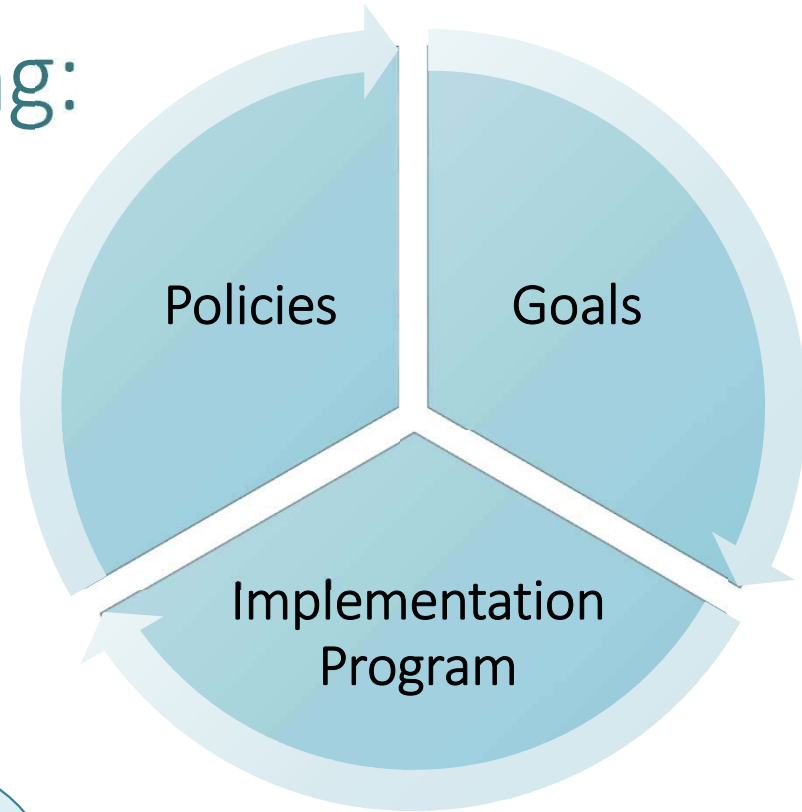
- Increase and preserve housing supply and **affordability** (for lower income)
- Strengthen planning for, and production
- Streamline and reduce barriers
- Strengthen enforcement and accountability of local jurisdictions
  - *Attorney General and Monetary Penalties*
- Some **Carrots**: funding, availability of excess State property

*Construct 3.5M new homes by 2025  
(25% increase)*



# The Future of Planning: *What is the Housing Element?*

- Provides Goals, Policies and Programs
  - *Guide future housing growth for an 8-year period*
  - *Address unmet housing needs of and its share of the Regional Housing Needs with land available*



### CHULA VISTA RESIDENTIAL BUILDING PERMITS FOR NEW CONSTRUCTION

Income Level	RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	3,209	69	24	0	22	0	0	0	0	Falling Short	115	(3,094)
Low	2,439	371	8	0	186	0	0	0	0		565	(1,874)
Moderate	2,257	302	11	0	2	13	0	0	0		328	(1,929)
Above Moderate	4,956	2,300	956	689	849	1,043	1,777	840	960		9,414	0
Total RHNA	12,861											
Total Units		3,042	999	689	1,059	1,056	1,777	840	960	0	10,422	(6,897)

## Past Performance Regional Housing Needs Allocation (RHNA) 5<sup>th</sup> Cycle (2013-2020)

# City of Chula Vista's 6<sup>th</sup> Cycle RHNA Allocation (2021-2029)



171,684 dus

Transit  
65%

Jobs  
35%

Income Category	No.	%
Extremely Low (0-30% of AMI) and Very Low (0-50% of AMI)	2,750	25%
Other lower (51-80% of AMI)	1,777	16%
Moderate (81-120% of AMI)	1,911	17%
Above Moderate (>120% of AMI)	4,667	42%
<b>TOTAL UNITS</b>	<b>11,105</b>	<b>100%</b>



Between 0.1 acre and 10 acres



30 dwelling units per acre and above for Low Income units



Identified in 2 previous Housing Elements & not developed can't count

## 6th Cycle Site Inventory – New Requirements



# 6<sup>th</sup> Cycle Site Inventory Strategy

Goal: To Meet the Allocation Numbers as Closely as Possible

- Don't count if it wasn't likely to occur within the 6<sup>th</sup> Cycle
  - *Villages 9 and 10 as well as the University Innovation District)*
- Include all sites/yields that were only in the 5<sup>th</sup> Housing Element Cycle
- Reduce approved SPA units to 30 dwelling units per acre to minimize future 'No Net Loss Findings
- Include projects that were recently approved
  - *Meta in Village 8 West, Anita Street Apartments and Bonita Glen*
- Lower Income units balanced on Transit Focus Area sites
  - *E Street, H Street and Palomar Trolley Station parking lots*

# 6th Cycle Site Inventory (RHNA)

- Appendix C and H of Housing Element
- Identifies sites by APN to support RHNA of 11,823 total units (+718 units)
- 4,527 Lower Income Units
  - 3,031 in the Eastern Chula Vista
  - 1,496 in Western Chula Vista
- 7,296 Moderate and Above Moderate Units
  - 5,880 in Eastern Chula Vista
  - 1,416 in Western Chula Vista





# Policy & Implementation Plan

Goals: Vision for Chula Vista

Policies: Specific statements that will guide decision-making

Programs: Core of the City's housing strategy



Quantitative Data Analysis  
Demographics (People &  
Housing Stock)

+

Qualitative Analysis  
Values of Community

# Policies and Programs

Address important housing-related needs

**Must address State law requirements**

Commits the City

Establish realistic timeframes

The **BOX** you must work within

# Goal 1: Promote Housing that Helps to Create Safe, Livable, and Sustainable Neighborhoods

02/24/2021  
WWW.CHULAVISTA.CA.GOV/HOUSING

Policies & Programs	
<b>Continuing</b>	Preservation and improvement of housing through rehabilitation, enforcement, energy efficiency and conservation measures, inspection programs and neighborhood revitalization.
<b>New</b>	<i>Regulations for short term vacation rentals in residential zones as a means to preserve the City's long term housing stock.</i>

## Goal 2: Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs

(Type, size, ownership level, and income levels)

Policies & Programs	
Revised	Finding opportunities to modify Zoning Code, processing times, electronic submittals, streamlining to provide certainty & flexibility
New	<p><i>"No Net Loss" Senate Bill (SB) 166</i></p> <ul style="list-style-type: none"> <li><i>Monitoring/tracking of residential developments and acreage</i></li> <li><i>Required findings if developed at less than the capacity</i></li> <li><i>Housing impact statements</i></li> <li><i>Housing density minimums</i></li> </ul>
	<i>Explore the use of land zoned for community purpose facilities for affordable housing</i>
	<p><i>SB 35, AB 2162 and AB 101</i></p> <p><i>Streamlining ("by right") of the approval for projects:</i></p> <ul style="list-style-type: none"> <li><i>At least 50% of the units as affordable</i></li> <li><i>Supportive housing projects</i></li> <li><i>Low barrier navigation centers for the homeless</i></li> </ul>

## SB 166: NO NET LOSS

*ensure development opportunities remain available throughout the planning period to accommodate RHNA, lower- and moderate-income households*

*(CA Govt Code Section 65863)*

Is the....

- Site **identified** in the Housing Element site inventory
  - Site being **downzoned** to reduce density;
  - Project **approved** at:
    - **Lower residential density;**
    - **Fewer units OR fewer units at the income level shown in the inventory.**

*If YES, then must make findings*

# No Net Loss: Duty to Upzone

If remaining identified sites are not adequate to meet RHNA, then:

Identify "additional, adequate, and available sites" (e.g. equal or greater residential density)

No net loss in unit capacity.

No replacement site available

Upzone site within 180 days

***City cannot disapprove a project simply because it would result in the need to upzone other sites to comply with No Net Loss provisions***

# No Net Loss: Example

HOUSING ELEMENT SITE INVENTORY							Proposed Project			DIFFERENCE	
APN	Zone	DU/A	Acres	Use	Units	Income Category	DU/A	Units	Income Category	Units	DU/A
041-0042-002	R-3	30 du/ac	2	Vacant	60	Lower	20 du/ac	40	Above Moderate	(20)	(10 du/ac)
037-0400-027	R-2	10-20 du/ac	0.75	Vacant	10	Moderate	8 du/ac	10	Above Moderate	(10)	-

1. **Reduction in density, # of units, and loss of units by income category** (low → above moderate)
  - Findings required
  - If no replacement site available for reduction in units AND by income category must upzone.
2. No reduction in density or # of units **BUT loss of units by income category** (moderate → above moderate)
  - Findings required
  - If no replacement site available for reduction in units by income category must upzone

## Goal 2: Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs

(Type, size, ownership level, and income levels)

AB 671 requires a **plan to incentivize and promote the creation of accessory dwelling units** that can be offered at affordable rent for very low, low-, or moderate-income households in its housing element.

Policies & Programs	
<i>New</i>	<i>AB 671 (ADU Programs)</i> <ul style="list-style-type: none"><li><i>Outreach of the ADU process</i></li><li><i>Monitoring and mid-cycle review of ADUs built</i></li><li><i>Explore permit ready plans</i></li><li><i>Amnesty program for existing ADUS</i></li><li><i>Movable Tiny Houses</i></li><li><i>Financial assistance for lower income households</i></li></ul>





## **Lower Income**

4,527 dus or  
41% of RHNA

Goal 3: Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity

# Chula Vista's RHNA Allocation (2021-2029)

**2 Bedroom Apts**  
 Alexan – Millenia \$ 2,750  
 Del Oro on Broadway \$ 2,795



Based upon State HCD Housing Affordability Calculator

Income Category	RHNA Allocation		Max Income	Max Monthly Rent	Max Sales Price
			(Family of 4)	(2 Bdrm)	(3 Bdrm)
Extremely Low & Very Low	1,777	16%	\$34,650	\$ 525	\$ 71,130
(<31% AMI & Very Low (31-50% AMI))			\$57,750	\$ 935	\$ 138,610
Low (50-80% AMI)	2,750	25%	\$92,400	\$ 1,975	\$ 206,090
<b>TOTAL – Lower Income</b>	<b>4,527</b>	<b>41%</b>			
Moderate (81-120% AMI)	1,911	17%		\$ 2,400	\$ 402,905



**3 Bedroom Condo/Townhome**  
 Strata Escaya \$ 550,000  
 Pinnacle Millenia \$550,000

Goal 3: Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity

## Policies & Programs

Revised	<p>Review of the Balanced Communities policy</p> <ul style="list-style-type: none"> <li>• Increase in the requirement threshold of applicability</li> <li>• Update of in-lieu housing fee</li> <li>• Adoption of an Ordinance</li> </ul>
	<p>AB 1763 and AB 2345 (Density Bonus)</p> <ul style="list-style-type: none"> <li>• Student housing</li> <li>• Near transit parking reductions</li> <li>• 100% affordable housing</li> <li>• Changes in density/incentives allowed</li> </ul>

CA Govt Code 65915: **100% affordable projects**

No on-site parking required

80% density increase and if near transit no density max

Goal 3: Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity

Policies & Programs	
<b>NEW</b>	<p><i>SB 330 (Replacement Housing)</i> <i>Replace like for like when demolishing for last 5 years</i></p> <ul style="list-style-type: none"><li>• <i>Restricted &amp; Rent Controlled (State Rent Control)</i></li><li>• <i>Relocation</i></li><li>• <i>First right of refusal for displaced tenants</i></li></ul>

**Example: Demolishing 5 dus to build 20 dus west-I-805**

Subject to Replacement Obligation if:

- Existing dus subject to State rent control
- Low income tenants or if no info, then is it located in a low/mod census tract

If YES, then 5 dus need to be replaced with:

- Like for like (no. of units, bedroom size and at very low or low income affordability-deed restricted), and
- Other requirements

Goal 4: Promote equitable and accessible housing options and resources available.  
(Education/Outreach)

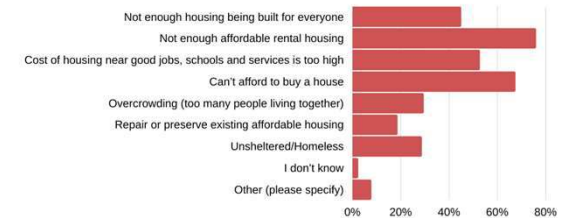
Policies & Programs	
Continuing	Maintaining resources available and communicating and providing information in accessible places and language and collaborating with others to provide info
	Issuance of Bonds and availability of all local funds for production and maintenance of affordable housing
	Public input and participation in housing policies and programs
New	<i>Environmental Justice Element as an additional Element</i>
	<i>Work with the community to achieve community support</i>

# Outreach

- Leveraging Engaged Residents and Stakeholders
  - Housing Advisory Commission
  - Commission on Aging
  - Planning Commission
  - Growth Management Oversight Commission
  - SBCS
  - Regional Taskforce on the Homeless
  - Development Oversight Committee
  - Building Industry Association

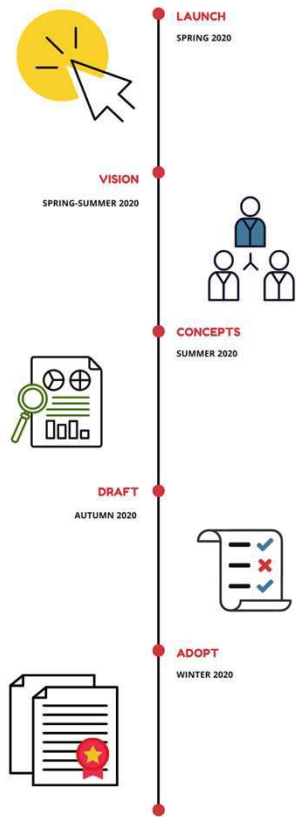
- Online Survey
  - Social media posts
  - +30,000 direct mailers for online survey
- Community Meetings
  - General community
  - Stakeholder Groups
    - Developers/Builders/Related Organizations
    - Social Service Providers/Educators

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



Next Steps

**HOUSING ELEMENT  
UPDATE PROCESS**



DATE	Milestone
February 24	Planning Commission/Housing Advisory Commission
February 26	HCD submittal for review
Summer 2021	HCD completes review Staff to revise, if necessary
July 2021	City Council ( <i>pending HCD review</i> )
August 2021	DEADLINE for CC Approval



# Recommended Action

Resolution MPA 21-0001:

Recommending City Council adoption of the Negative Declaration (IS 20-0004) and the Housing Element Update of the General Plan for the 2021-2029 Planning Period.



# For more Information and to Contact Us:



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## Call

[Development Services Department](#)

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## Visit our Website

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

