

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Melinda Grant, Undersecretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

2020 West El Camino, Suite 500
Sacramento, CA 95833

Website: <https://www.hcd.ca.gov/community-development/prohousing>

Email: ProhousingPolicies@hcd.ca.gov

January 2024

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strikethrough~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any substantive deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

| | Yes | No |
|--|-------------------------------------|--------------------------|
| Application Information | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Certification and Acknowledgement | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The Legislative Information form is completed. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The Threshold Requirements Checklist is completed. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Additional information and supporting documentation (Applicant to provide as Appendix 5) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Application Information

| | |
|--|---|
| Applicant (Jurisdiction): | City of Chula Vista |
| Applicant Mailing Address: | 276 Fourth Avenue |
| City: | Chula Vista |
| ZIP Code: | 91910 |
| Website: | City of Chula Vista Home (chulavistaca.gov) |
| Authorized Representative Name | Stacey Kurz |
| Authorized Representative Title: | Director of Housing & Homeless Services |
| Phone: | (619) 585-5609 |
| Email: | skurz@chulavistaca.gov |
| Contact Person Name: | Chris Stanley |
| Contact Person Title: | Senior Planner |
| Phone: | (619) 476-5375 |
| Email: | cstanley@chulavistaca.gov |
| Proposed Total Score (Based on Appendix 3): | 35 |


CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 2024-103), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature:  _____

Name and Title: Stacey Kurz – Director of Housing & Homeless Services

Date:

Legislative Information

| District | Number | Legislators Name(s) |
|-------------------------|--------|---------------------|
| State Assembly District | 80 | David Alvarez |
| State Senate District | 18 | Steve C. Padilla |

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

| | Yes | No |
|---|-------------------------------------|--------------------------|
| The applicant is a Jurisdiction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has adopted a Compliant Housing Element. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has demonstrated that they engaged in a diligent public participation process that included 1) outreach through a variety of methods and languages; 2) specific efforts to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers and special needs service providers; 3) availability of the draft document to the public, including notification to interested parties and all segments of the community for 30 days and subsequent versions for 7 days; 4) public hearings and informative meetings; and 5) consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies, as appropriate. The applicant has submitted documentation of comments received during this process. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Project Proposal
Category 1: Favorable Zoning and Land Use

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 1A | Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1). | 3 |
| 1B | Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). | 3 |
| 1C | Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1). | 2 |
| 1D | Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.). | 2 |
| 1E | Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B). | 2 |
| 1F | Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p). | 2 |
| 1G | Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing | 2 |

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| | this policy, especially in areas with existing industrial and polluting uses. | |
| 1H | Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones. | 1 |
| 1I | Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above. | 1 |
| 1J | Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200. | 1 |
| 1K | Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01). | 1 |
| 1L | Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production. | 1 |

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 2A | Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing. | 3 |
| 2B | Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. | 2 |
| 2C | Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28). | 2 |
| 2D | Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits. | 2 |
| 2E | Absence or elimination of public hearings for projects consistent with zoning and the general plan. | 2 |
| 2F | Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households. | 1 |
| 2G | Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan. | 1 |
| 2H | Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing. | 1 |
| 2I | Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy. | 1 |
| 2J | Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing. | 1 |
| 2K | Establishment of a standardized application form for all entitlement applications. | 1 |
| 2L | Documented practice of publicly posting status updates on project permit approvals on the internet. | 1 |
| 2M | Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category. | 1 |
| 2N | Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes. | 1 |

Project Proposal
Category 3: Reduction of Construction and Development Costs

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 3A | Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees). | 3 |
| 3B | Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages. | 2 |
| 3C | Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees). | 1 |
| 3D | Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs. | 1 |
| 3E | Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs. | 1 |
| 3F | Adoption of universal design ordinances pursuant to Health and Safety Code section 17959. | 1 |
| 3G | Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas. | 1 |
| 3H | Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households. | 1 |
| 3I | Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs. | 1 |

Project Proposal
Category 4: Providing Financial Subsidies

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 4A | Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures. | 2 |
| 4B | Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction’s own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, “regularly” shall be defined as at least annually, and “significant” contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing. | 2 |
| 4C | Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, “regular use” can be demonstrated through the number of units preserved annually by utilizing this funding source. | 2 |
| 4D | Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households. | 2 |
| 4E | A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases. | 2 |
| 4F | Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households. | 2 |
| 4G | Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households. | 2 |
| 4H | Directed residual redevelopment funds to accelerate the production of affordable housing. | 1 |
| 4I | Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households. | 1 |

| | | |
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| 4J | Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G). | 1 |
| 4K | Providing operating subsidies for permanent Supportive Housing. | 1 |
| 4L | Providing subsidies for housing affordable to Extremely Low-Income Households. | 1 |
| 4M | Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households. | 1 |

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

| Category | Prohousing Policy Description | Points |
|----------|---|--------|
| 1 | The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation. | 2 |
| 2 | Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1. | 1 |
| 3 | Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)). | 1 |
| 4 | Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households. | 1 |
| 5 | Rezoning and other policies that support intensification of residential development in Location Efficient Communities. | 1 |
| 6 | Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas. | 1 |
| 7 | Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps. | 1 |
| 8 | Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support. | 1 |

Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Formal Resolution for the PROHOUSING Designation Program

RESOLUTION NO. [INSERT RESOLUTION NUMBER]

**A RESOLUTION OF THE GOVERNING BODY OF
[INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO
AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the **[INSERT THE NAME OF THE CITY OR COUNTY]** (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction

that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.

6. [INSERT THE TITLE OF THE APPLICANT'S AUTHORIZED SIGNATORY] is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of _____, 2024, by the following vote:

AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE:

DATE:

NAME:

TITLE: _____

RESOLUTION NO. 2024-103

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA AUTHORIZING APPLICATION TO AND
PARTICIPATION IN THE PROHOUSING DESIGNATION
PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“Program Regulations”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the City of Chula Vista (“Applicant”) desires to submit an application for a Prohousing Designation (“Application”).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby authorizes and directs the City Manager or their designee to submit an Application to the Department.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that it hereby acknowledges and confirms that it is currently in compliance with applicable state housing law.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that it hereby acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that it hereby acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583; and

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BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that it hereby acknowledges and confirms that its general plan is in alignment with an adopted sustainable community's strategy pursuant to Public Resources Code section 21155- 21155.4.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that it hereby acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply with and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness "7 Principles for Addressing Encampments" (June 17, 2022, update); and

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that it hereby acknowledges that if the Application is approved, the City Manager or their designee is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that it hereby acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.


[SIGNATURES ON THE FOLLOWING PAGE]

Presented by

Approved as to form by


DocuSigned by:

 21B41173BEFBB48B...
 Stacey Kurz
 Director of Housing & Homeless Services

DocuSigned by:

 96F66761308B47B...
 Marco A. Verdugo
 City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 21st day of May 2024 by the following vote:

AYES: Councilmembers: Chavez, Gonzalez, Morineau, Preciado, and McCann
 NAYS: Councilmembers: None
 ABSENT: Councilmembers: None

DocuSigned by:

 7804EC23B90B473...
 John McCann, Mayor

ATTEST:

DocuSigned by:

 3074D104EAF342E...
 Kerry K. Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO)
 CITY OF CHULA VISTA)

I, Kerry K. Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2024-103 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 21st day of May 2024.

Executed this 21st day of May 2024.

DocuSigned by:

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 Kerry K. Bigelow, MMC, City Clerk

Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Project Proposal Scoring Sheet

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|--|---------------------|---|--|--------|-----------------------------|--------------------|--------------|
| 1G | The Central Commercial (C-C) zone and multiple zones within the Urban Core and Palomar Gateway District Specific Plans allow for mixed commercial-residential projects. These zones contribute to multiple planning objectives, including: providing a mix of compatible land uses, creating walkable neighborhoods, reducing traffic and air pollution. | Enacted | Chapter 19.36, Palomar Gateway District Specific Plan, and Urban Core Specific Plan | Ch. 19.36 C-C – Central Commercial Zone Chula Vista Municipal Code https://www.chulavistaca.gov/home/showpublisheddocument/7356/63557967406637000 UCSP (chulavistaca.gov) | 1 | 1 | 2 | 3 |

| | | | | | | | | |
|----|---|---------|--|--|---|---|---|---|
| 1H | <p>The Urban Core Specific Plan and Palomar Gateway District Specific Plan allow higher floor area ratio to promote greater density in Location Efficient Communities. The Palomar Gateway District Specific Plan promotes a pedestrian, bicycle, public transit, and private automobile-supportive development environment by integrating these mobility elements with a complementary mix of land uses, all within a comfortable walking and bicycling distance from the light rail station. The Urban Core Specific Plan provides framework for additional mobility options by creating linkages between the Urban Core, the Bayfront, and east Chula Vista and encouraging increased pedestrian, bicycle, and transit activity.</p> | Enacted | Palomar Gateway District Specific Plan, and Urban Core Specific Plan | <p>https://www.chulavistaca.gov/home/showpublisheddocument/7356/63557967406637000</p> <p>UCSP (chulavistaca.gov)</p> | 1 | 5 | 1 | 2 |
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| | | | | | | | | |
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| 2A | Chula Vista's Sectional Planning Area (SPA) Plans allow ministerial single-family production. Objective Design Standards that include a ministerial approval process for multifamily production were approved by to City Council in winter of 2023. | Enacted | SPA Plans and Section 19.58.460 | SPA Plan City of Chula Vista (chulavista.gov) Ch. 19.58 Uses Chula Vista Municipal Code | 3 | | | 3 |
| 2B | Chula Vista currently has 18 Sectional Planning Area (SPA) plans with certified Environmental Impact Reports and CEQA analysis, enabling the streamlining of housing production on projects that do not exceed the approved number of units. | Enacted | SPA Plans | SPA Plan City of Chula Vista (chulavista.gov) | 2 | | | 2 |

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| 2C | <p>Chula Vista frequently uses categorical exemptions 15303 and 15332 to streamline housing development at the project level.</p> <p>Proposed housing developments at the following locations have been approved recently through these exemptions: 524 Park Way 15303 Conversion of single-family to 3 units and 1431 Tobias Dr. 15332 In-fill exemption for four duplexes.</p> | Enacted | Notice of Decisions | Electronic Copy Attached | 2 | | | 2 |
| 2G | Objective Design Standards were approved by City Council in winter of 2023. | Enacted | Section 19.58.460 | Ch. 19.58 Uses Chula Vista Municipal Code | 1 | | | 1 |
| 2H | The Development Services Department operates a one-stop front counter that combines building, fire, planning and engineering services to facilitate project review. | Enacted | Website | Visit Us City of Chula Vista (chulavista.gov) | 1 | | | 1 |
| 2I | Chula Vista offers a permit ready program for ADUs that reduces plan check times due to the plans being preapproved. The preapproved plans are available on our City website. | Proposed | Website | Accessory Dwelling Units (ADU) City of Chula Vista (chulavista.gov) | 1 | | | 1 |

| | | | | | | | | |
|----|--|----------|----------------|--|---|--|--|---|
| 2J | Chula Vista has one discretionary permit application for all projects. | Enacted | Website | showdocument (chulavista.gov) | 1 | | | 1 |
| 2K | Project information may be viewed through Accela's Citizen Access portal and active planning projects can be viewed on our website. | Enacted | Website | https://permits.chulavista.gov/citizenaccess/chulavista.aspx?ga=2.235504835.312329066.1691696023-1384842935.1691696023 Active Planning Projects City of Chula Vista (chulavista.gov) | 1 | | | 1 |
| 2M | By the end of 2024, project intakes will be completely digital and will include the ability for all departments to provide comments digitally on the same set of plans, thereby reducing approval times. | Proposed | See Appendix 2 | See Appendix 2 | 1 | | | 1 |

| | | | | | | | | |
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| 3A | Chula Vista grants development impact fee credits to redeveloped sites based on previous uses. For example, if a developer replaces a commercial strip mall with multifamily housing, the City provides fee credits, at the current rates, for the fees that the office building is presumed to have paid. This can be a substantial credit toward fees. | Enacted | Website | Development Impact Fees (DIFs) City of Chula Vista (chulavista.gov) | 3 | | | 3 |
| 3B | The City collaborated with a third party to develop pre-approved ADU, reducing cost and staff review time. The pre-approved plans promote multiple planning objectives, such as efficient land use and affordable housing | Proposed | Website | Accessory Dwelling Units (ADU) City of Chula Vista (chulavista.gov) | 2 | 1 | 2 | 4 |

| | | | | | | | | |
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| 3C | <p>A Community Facilities District was created that includes a large area of developable (or re-developable) property west of I-805. If approved by Council a builder can annex their property into CFD 17-I. They defer certain fees for 10 years and pay them back annually in years 11-20 including accrued interest. Fees are collected on the property tax bill, so the obligation goes with the land.</p> <p>In 2009 the City Council adopted an ordinance to defer the payment of eligible development impact fees from building permit issuance to final inspection in response to the recession. In 2014 the Council adopted an ordinance to make the fee deferral program permanent. This reduces the need for so much cash up front for builders as the fees can be paid more closely to when the home is sold, and revenue is available to pay the fees.</p> | Enacted | Chapter 3.56 | Ch. 3.56 Developme nt Impact Fees in Western Chula Vista Chula Vista Municipal Code | 1 | | | 1 |
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| 3D | Chula Vista permits manufactured homes and tiny homes that meet the requirements of the California Building Code. Chula Vista also has a mobile home rent control program to reduce displacement of lower income households and conserve existing housing stock that is affordable to lower income households. | Enacted | Website and Chapter 9.50 | Accessory Dwelling Units (ADU) City of Chula Vista (chulavista.ca.gov) Ch. 9.50 Mobilehome Park Space Rent Review Chula Vista Municipal Code | 1 | 4 | 1 | 2 |
|----|--|---------|--------------------------|---|---|---|---|---|

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| 3E | The City uses the ATP Master Plan to give direction to developers of required pedestrian and bicycle facilities along their frontage. | Enacted | Active Transportation Plan, Climate Action Plan, Palomar Gateway Specific Plan | <p>Active Transportation Plan City of Chula Vista (chulavistaca.gov)</p> <p>https://www.chulavistaca.gov/home/showpublisheddocument/27825/63848529477067000</p> <p>https://www.chulavistaca.gov/home/showpublisheddocument/7356/63557967406637000</p> | 1 | | | 1 |
|----|---|---------|--|--|---|--|--|---|

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| 4A | <p>Chula Vista maintains account #313533 (Housing - Inclusionary) to receive deposits from inclusionary in-lieu fees as well as certain loan repayments, regional agency matching funds and other sources. Funds from the account are restricted for affordable housing purposes, including loans for new construction and rehabilitation of affordable housing, loans to low-income homeowners for construction of accessory dwelling units, and mortgage assistance for low- and moderate-income first-time homebuyers. Chula Vista also maintains account #319536 (Low- and Moderate-Income Housing fund), into which affordable housing loan repayments are deposited and similarly restricted for affordable housing purposes.</p> | Enacted | Ordinance | Electronic Copy Attached | 2 | | | 2 |
|----|---|---------|-----------|--------------------------|---|--|--|---|

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|----|--|---------|---------|--|---|---|---|---|
| 4B | Chula Vista has the Loan Pilot Program, which provides financing support to low-income property owners looking for assistance in building ADUs. The ADUs are restricted to low-income tenants for 30 years | Enacted | Website | Accessory Dwelling Units (ADU) City of Chula Vista (chulavista.gov) | 2 | 8 | 1 | 3 |
|----|--|---------|---------|--|---|---|---|---|

| | | | | | | | | |
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| 4H | <p>Housing Element Implementation Program 4.4 Housing Assistance Funds: Continue to make the funds accrued in the City's Housing Assistance funds available to increase, preserve, and enhance housing affordable to individuals or families of extremely low, very low or low-income levels. Funding comes from the City's available federal HOME funds, state Permanent Local Housing Allocation funds, Low and Moderate Income Housing Asset fund, or any local Balanced Communities In Lieu fees. As funding permits, the City will provide gap financing to developers of affordable housing to leverage state, federal, and other public affordable funding sources. Gap financing will focus on multifamily rental housing units affordable to lower income households and households with special needs (such as seniors and disabled). To the extent feasible, the City will also ensure a portion of</p> | Enacted | Housing Element | https://www.chulavistaca.gov/home/showpublisheddocument/5503/638023759152030000 | 1 | | | 1 |
|----|--|---------|-----------------|---|---|--|--|---|

| | | | | | | | | |
|-------|--|--|--|--|----|--|---|----|
| | the affordable housing units created will be available to extremely low-income households. Funding can be used for acquisition of land, rehabilitation and construction of affordable units. | | | | | | | |
| Total | | | | | 28 | | 7 | 35 |

Sample Project Proposal Scoring Sheet

Note: This is a Sample Project Proposal Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 1B | Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9. | E | Zoning code | Electronic copy attached | 3 | 6 | 1 | 4 |
| 1C | Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category. | P | Resolution | Electronic copy attached | 2 | 1 | 2 | 4 |
| 1D | Density bonus program exceeds statutory | E | Zoning code | Electronic copy attached | 2 | | | 2 |

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|-----------------|--|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | requirements by 12 percent. | | | | | | | |
| 1F | Eliminated parking requirements for residential development as authorized by Government Code section 65852.2. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 1G | Zoning that that is designed to increase affordable housing for a range of types and for extremely low-income households. | E | Zoning code | Electronic copy attached | 1 | 1 | 2 | 3 |
| 1H | Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial). | E | Zoning code | Electronic copy attached | 1 | 1 | 2 | 3 |
| 1L | Other zoning and land use actions that measurably support the Acceleration of Housing Production. | P | Resolution | Electronic copy attached | 1 | | | 1 |
| 2B | Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact | E | Zoning code | Electronic copy attached | 2 | | | 2 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | Reports (EIR), and related documents. | | | | | | | |
| 2G | Consolidated permit processes that minimize the levels of review and approval required for projects. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 2I | Established a one-stop-shop permitting process. | P | Resolution | Electronic copy attached | 1 | 1 | 2 | 3 |
| 2N | Other actions that quantifiably decrease production timeframes. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 3A | Waiver of residential development impact fees. | E | Zoning code | Electronic copy attached | 3 | | | 3 |
| 3B | Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22. | P | Resolution | Electronic copy attached | 2 | 1 | 2 | 4 |
| 3E | Measures that reduce costs for transportation-related infrastructure. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 3I | Other actions that quantifiably reduce construction or development costs. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 4A | Local housing trust funds. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 4C | Regular use of funding for preserving assisted units at-risk of | E | Zoning code | Electronic copy attached | 2 | 2 | 1 | 3 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | conversion to market-rate uses. | | | | | | | |
| 4E | Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing. | E | Zoning code | | 2 | | | 2 |
| 4G | Prioritization of local general funds for affordable housing. | E | Zoning code | | 2 | | | 2 |
| 4M | Other actions that leverage financial resources for housing. | E | Zoning code | | 1 | | | 1 |
| | | | | | | | | |
| TOTAL | | | | | 33 | | 12 | 45 |

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Additional Information and Supporting Documentation



**ZONING ADMINISTRATOR
NOTICE OF DECISION**

Date: January 3, 2023
Applicant: Villas Tobias, LLC
Case Number: DR20-0027
Address: 1431 Tobias Drive (APN: 623-072-12)
Project Planner: Jeff Steichen

Notice is hereby given that on January 3, 2023, the Zoning Administrator considered Design Review (DR) application DR20-0027, filed by Villas Tobias, LLC (“Applicant”/“Property Owner”). The Applicant requests Design Review approval for eight (8) multifamily residential homes on a 0.54-acre parcel located at 1431 Tobias Drive (“Project Site”). The Project Site is zoned R3GD (Apartment Residential Low Rise Design District), with a General Plan designation of Residential Medium High. The Project is more specifically described as follows:

- Four (4) two-story duplex buildings and associated parking and open space.

The Project proposes to redevelop the existing site by removing an existing single-family residence and garage and replacing them with a multifamily development consisting of four two-story duplexes. Each unit will include its own attached garage, porch, and private rear yard. Common open space areas include a pocket park in the south-central portion of the site with a larger common open space area in the rear. The rear common area will include turf, a shade structure, tables, and benches. Enhanced paving will be provided along the entirety of the entry drive extending into a portion of the rear open space area.

Architecturally, the buildings have been designed at a single-family scale and appearance from the street, with terraced (hip) rooftops that are lower in the front and step up as residents enter the units. Gable-end pop-outs have been introduced on the front street elevations, with stone veneer and foam extrusions for accentuation of colors, materials, and textures.

The following Project Data Table compares applicable development standards to the Applicant’s proposal:

| | |
|--|---|
| <p>MINIMUM PARKING REQUIRED:</p> <p><i>Two (2) spaces per three-bedroom unit</i> 2 x 8 units = 16 spaces</p> | <p>PARKING PROPOSED:</p> <p><i>Two (2) spaces per garage (eight garages)</i> 2 x 8 garages = 16 spaces</p> |
| <p>OPEN SPACE REQUIRED:</p> <p>720 square feet per unit (8) = 5,760 square feet</p> | <p>OPEN SPACE PROVIDED:</p> <p>Common open space = 3,740 square feet Pocket park = 771 square feet Private rear yards = 2,720 square feet Private porches = 500 square feet</p> <p>Total open space = 7,731 square feet</p> |

| SETBACKS/HEIGHT REQUIRED: | SETBACKS/HEIGHT PROPOSED: |
|---|--|
| Front: 15 feet Interior side: 5 feet Rear: 15 feet Height: 28 feet (maximum) | Front: 15 feet Interior Side(s): 5 feet Rear: 15 feet Height: 24.5 feet (maximum) |

The Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project qualifies for a categorical exemption pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines. No further environmental review is necessary.

The proposed Project is consistent with the development standards of the Chula Vista Municipal Code (CVMC).

The Zoning Administrator, under the provisions of Section 19.14.582(C) of the CVMC, makes the following findings:

The proposed development will be consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Design Manual.

The proposed Project meets the minimum development standards for the zone in which it is located. Each unit will be provided with a two-car garage, and the Project exceeds the amount of required open space.

The design features of the proposed development are consistent with and are a cost-effective method of satisfying the City of Chula Vista's Design Manual.

The design features incorporated into the proposed Project represent the most cost-effective method of satisfying the Design Guidelines. A variety of plane offsets provide necessary relief to the building mass, and a variety of building materials and colors is provided to provide visual contrast.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review Permit DR20-0027 as described above, subject to the following conditions of approval:

Unless otherwise specified, the following shall be completed to the satisfaction of the Director of Development Services prior to issuance of building permits:

Planning

1. Prior to, or in conjunction with, the issuance of the first building permit, the Applicant shall pay all applicable fees, including any unpaid balances of permit processing fees related to this permit request.
2. The site shall be developed and maintained in accordance with the approved plans, which include site plans, floor plan(s), and architectural elevations on file in the Development

Services Department. The Project shall also maintain compliance with the conditions contained herein and Title 19 of the CVMC.

3. The colors and materials specified on the building plans shall be consistent with the colors and materials approved by the Zoning Administrator with this permit.
4. A graffiti-resistant treatment shall be specified for all wall and building surfaces and noted on any building and wall plans. Additionally, the Project shall conform to CVMC Section 9.20.055 regarding graffiti control. The Applicant shall remove all graffiti on a regular basis. The Applicant shall place a note to this effect on the building permit plans.
5. All roof appurtenances, including air conditioners and other roof-mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets. Such screening shall be architecturally integrated with the proposed building design and constructed to the satisfaction of the Director of Development Services.
6. All ground-mounted utility appurtenances, such as transformers, condensers, etc., shall be located out of public view and adequately screened using a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services.

Fire

7. The Applicant shall apply for required building permits. Permits shall comply with applicable codes and requirements including, but not limited to, the current edition of the California Building Code and California Fire Code as amended by the City of Chula Vista.

Land Development/Landscape Architecture

8. The Applicant shall comply with all requirements and guidelines of the CVMC, the Chula Vista Subdivision Manual, City of Chula Vista Design and Construction Standards, the Development Storm Water Manual for Development and Redevelopment Projects, City of Chula Vista Grading Ordinance No. 1797, and the State of California Subdivision Map Act.
9. Based on the final building plans submitted, the Applicant shall pay all applicable fees per the Master Fee Schedule.
10. The Applicant shall deposit any applicable fees in accordance with the Master Fee Schedule for any required submittals per the Subdivision Manual and CVMC.
11. The Applicant shall submit grading plans to the City for review and obtain a Land Development Permit. Plans shall be in conformance with the City's Subdivision Manual and CVMC Title 15.04 requirements.
12. Prior to issuance of grading, construction, and building permits, the Applicant shall document compliance with the requirements pertaining to best management practices (BMPs) on all applicable plans. The Applicant shall develop and implement post-

- construction BMPs in accordance with the most recent regulations at the time of grading and building permit issuance.
13. The Applicant shall submit a detailed Operation and Maintenance (O&M) plan for all permanent BMPs as required by the City to preserve the intended pollution control and/or flow control performance of the BMPs. Upon construction of the BMPs/Project, the Applicant shall update/finalize the O&M plan to reflect constructed structural BMPs with as-built plans and baseline photos.
 14. Prior to the issuance of any building permit within the Project, the Applicant shall provide the City with proof of Pad Certification.
 15. All driveways shall conform to the City of Chula Vista's sight distance requirements in accordance with CVMC Section 12.12.120 and Chula Vista Standard Drawing RWY-05 (Sight Distance Requirements). Neither landscaping, street furniture, nor signs shall obstruct the visibility of drivers at street intersections or driveways.
 16. Prior to obtaining any building permits for the Project, the Applicant shall submit improvement plans for review and approval to perform the following work in the City's right-of-way, which may include, but is not limited to:
 - a. Installation of missing public improvements along the property frontage, with proper transitions to existing conditions.
 - b. Installation of a 20-foot driveway on Tobias Drive.
 - c. Installation of a six-inch sewer lateral in Tobias Drive.
 - d. Installation of a manhole at the sewer lateral connection to the existing eight-inch main.
 - e. Installation of a D-25 outlet in Tobias Drive.
 - f. Utilities trenching and restoration per Chula Vista Construction Standard GSI-03.
 17. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required as necessary.
 18. All proposed sidewalks, walkways, pedestrian ramps, and accessible parking shall be designed to meet City of Chula Vista Design Standards, Americans with Disabilities Act (ADA) standards, and CVMC Title 24 standards as applicable.
 19. Any improvements in the right-of-way beyond the Project limits shall be designed and constructed not to interfere with adjacent owners, as approved by the City Engineer.
 20. Prior to issuance of a construction or building permit, the Applicant shall obtain an encroachment permit from the City for any private facilities, temporary or permanent, within the public right-of-way or a City easement.
 21. The onsite sewer and storm drain system shall be private. All sewer laterals and storm drains shall be privately maintained from each building unit to the City-maintained public facilities.
 22. Proposed private water and fire lines/structures shall be submitted to and permitted by the Building Division and Fire Department.

23. Before issuance of the first building permit or improvement plans approval, the Applicant shall provide a “Will Serve” letter from the Sweetwater Authority.
24. Upon approval of any grading or improvement plans, the Applicant shall upload digital files directly to the City's digital upload website at <http://www.chulavistaca.gov/goto/GIS>. Files should be in a .dwg or .dxf (AutoCAD version 2000 or above) format, ESRI GIS shapefile, or personal geodatabase (ArcGIS version 9.0 or above). The data upload site only accepts zip formatted files.

The following ongoing conditions shall apply to the Project as long as it relies upon this approval:

1. The Applicant shall maintain the Project in accordance with the approved plans for DR20-0027, which include a site plan and architectural elevations on file with the Development Services Department, the conditions contained herein, and Title 19 of the CVMC.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this permit shall not waive compliance with all sections of Title 19 of the CVMC and all other applicable City Ordinances in effect at the time of building permit issuance.
4. In accordance with CVMC Section 19.14.060, this permit shall become void and ineffective if not utilized within three (3) years of the effective date on January 3, 2026.
5. The Applicant and Property Owner shall and do hereby agree to indemnify, protect, defend, and hold harmless the City, its City Council members, officers, employees, and representatives from and against any and all liabilities, losses, damages, demands, claims, and costs, including court costs and attorney fees (collectively, “liabilities”) incurred by the City arising, directly or indirectly, from (a) the City’s approval and issuance of this permit and (b) the City’s approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and the Applicant shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Applicant and Property Owner’s compliance with this provision is an express condition of this permit and shall be binding on any and all of the Applicant/operator’s successors and assigns.

Prior to use of the subject property in reliance upon this approval, the Applicant shall execute this document by making a true copy and signing this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood, and agreed to the conditions contained herein and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 days shall indicate the Applicant/Representative’s and Property Owner’s desire that the Project and corresponding application(s) for building permits and/or business license(s) be held in abeyance without approval.

Signature of Applicant/Authorized Representative
(Applicant's/Representative's Name)

Date

Signature of Property Owner/Representative
(Property Owner's/Representative's Name)

Date

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 3rd day of January 2023.



D. Todd Philips
Zoning Administrator



**ZONING ADMINISTRATOR
NOTICE OF DECISION**

Date: August 10, 2022
Applicant: Robert Balentine, R. Balentine Consulting
Case No.: Design Review No. DR21-0033
Address: 524 Park Way, Chula Vista, CA 91910
APN: 567-150-06-00
Project Planner: Arturo Ortuño, Associate Planner

Notice is hereby given that on August 10, 2022, the Zoning Administrator considered the Design Review (DR21-0033) application filed by R. Balentine Consulting (“Applicant”). The Applicant is requesting a Design Review permit to convert an existing 2,528 square foot single-family residence into a 3-unit apartment complex (“Project”). The Project is located at 524 Park Way (“Project Site”) on the south side of Park Way between Fifth Avenue and Broadway. The Project Site is owned by John & Myllissa McCann (“Property Owner”). The Project Site is zoned Apartment Residential Precise Plan (R3P22) and designated as Residential Medium-High in the General Plan.

The Project is more specifically described as follows:

The Applicant is proposing to convert an existing single-family residence into a 3-unit apartment complex within the R-3 zone. The subject site currently has an existing 2,528 square foot single-family residence. The existing structure will be converted from a single-family residence to a multifamily apartment complex with the addition of two units totaling 1,878 square feet. As part of the Project, additional development standards will require site enhancements to include outdoor amenities such as 1,005 square feet of new landscape and 1,432 square feet of open space. A portion of the dedicated common open space will consist of a 582 square foot roof deck above a proposed carport.

The following Project Data Table shows the development regulations along with the proposed project:

| | |
|--|--|
| Assessor’s Parcel Number | 567-150-06-00 |
| Current Zoning | R3P22 (Apartment Residential – Precise Plan) |
| General Plan Designation | RMH (Residential Medium-High) |
| Lot Area | 6,534 square feet (0.15-acres) |
| Lot Coverage (50% maximum) | 2,655 square feet (41%) |
| Building Height (28 feet maximum) | 24 feet |
| Setbacks Required | Setbacks Proposed |
| Front: 20 feet | Front: 21 feet |
| Side: 5 feet | Side: 6 feet |
| Rear: 15 feet | Rear: 19 feet |

| | |
|---|---|
| Open Space (%) Required 1,280 square feet <i>(400 sq. ft. per dwelling unit)</i> | Open Space (%) Proposed 1,432 square feet |
| Off-street Parking Required 6 spaces <i>(Two spaces per dwelling unit)</i> | Off-Street Parking Proposed 6 spaces |

The Director of Development Services has reviewed the proposed Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 (New Construction of Conversion of Small Structures) of the State CEQA Guidelines. The Project qualifies for a Class 3 exemption since the Project is consistent with a multi-family residential structure, totaling no more than four (4) dwelling units. Thus, no further environmental review is required.

The Zoning Administrator, under the provisions of Chula Vista Municipal Code (CVMC) Section 19.14.582(C), has made the findings for approval of the Design Review based upon the following findings of facts:

DESIGN REVIEW FINDINGS:

- 1. The proposed development, as conditioned, is consistent with the development regulations of the Chula Vista Municipal Code and the City of Chula Vista Design Guidelines contained in the City’s Design Manual.***

The proposed development is consistent with the development regulations of the R3 zone as it relates to lot coverage, building height, yard setbacks, open space, and off-street parking. The CVMC requires two (2) parking spaces per unit for each two-bedroom and three-bedroom dwelling unit and the proposed development will provide six (6) parking spaces. The project will include exterior site improvements (landscape, pavers, common open space (%), etc.) consistent with the Chula Vista Design Guidelines.

- 2. That the proposed Project is consistent with the design requirements and recommendations contained in the Chula Vista Design Guidelines.***

The Chula Vista Design Manual does not recommend a particular architectural “style”, but it encourages high quality, innovative, and imaginative architecture. Projects are expected to incorporate variations in form, building details, and siting in order to create visual interest. The chosen architectural style should be employed on all building elevations. The existing structure is compatible with the surrounding neighborhood and is proposed to add additional features such as window treatments and covered awnings at dwelling entrances. The proposed addition is designed to match the existing structure as it relates to exterior color and materials.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review No. DR21-0033, as described above, subject to the following conditions of approval in Sections I and II:

I. The following conditions of approval shall be satisfied prior to issuance of the building permit for the Project:

Planning Division

1. The Property Owner and the Applicant shall execute this document by making a true copy of this Notice of Decision and signing both this original notice and the copy on the lines provided below, said execution indicating that the Property Owner and Applicant have each read, understood, and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 days shall indicate the Property Owner/Applicant's desire that the Project, and the corresponding application for building permits and/or a business license, be held in abeyance without approval.

Signature of Applicant

Date

Printed Name of Applicant

Signature of Authorized Property Owner

Date

Printed Name of Property Owner

2. The Applicant shall develop the Project based on the approved plans by the Zoning Administrator and dated August 10, 2022.
3. The Applicant shall apply and obtain a building permit prior to construction, and the Project shall be built per the approved plans.
4. Prior to, or in conjunction with the issuance of the first building permit, the Applicant shall pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DR210033.

5. The exterior colors and materials specified on the building plans shall match the colors and materials shown on the submitted design review plans approved by the Zoning Administrator on August 10, 2022.
6. Prior to issuance of building permits, Applicant shall submit landscape and irrigation plans for review and approval to the Landscape & Architecture Division in accordance with the City's Landscape Water Conservation Ordinance.

Land Development

7. The following fees will be required based on the Final Building Plans submitted. Please see reference to fee schedule at <https://www.chulavistaca.gov/departments/finance/master-fee-schedule>.
 - a. Sewer Connection and Capacity Fees
 - b. Public Facilities Development Impact Fees (PFDIF)
 - c. Western Transportation Development Impact Fees (WTDIF)
 - d. Other Engineering Fees as applicable per attached Master Fee Schedule.
8. The Project shall comply with all requirements of the MS4 Permit and City of Chula Vista Best Management Practices (BMP) Design Manual, December 2015 and as amended for both construction and post-construction phases of the project. Prior to Planning approval, documentation shall be provided, to the satisfaction of the City Engineer, to demonstrate such compliance. [Copy of the BMP Design Manual](#).
 - a. Prior to obtaining any building permit for the Project, applicant shall submit Minor Construction Permit for review & approval to perform any work in the City's Right-of-Way (ROW), which may include, but is not limited to: The driveway shall be reconstructed to the Americans with Disabilities Act's (ADA) standard per the City's specifications.
 - b. The retaining wall at the back of the driveway is in the ROW. It requires an encroachment permit.
 - c. The retaining wall shall be reconstructed below three feet high, otherwise, drawings are required for review and approval.
 - d. Installation of missing Public Improvements (if any) along the property frontage with proper transitions to existing conditions.
 - e. Utilities Trenching and Restoration per Chula Vista Construction Standard GSI-03.
9. Additional deposits or fees in accordance with the City Subdivision Manual, and Master Fee Schedule will be required for the submittal of the Minor Construction Permit
10. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required, as necessary.

11. All proposed sidewalks, walkways, pedestrian ramps, and disabled parking shall be designed to meet the City of Chula Vista Design Standards, ADA Standards, and Title 24 standards, as applicable.
12. Any improvements in the ROW beyond the project limits shall be designed and constructed as to not interfere with adjacent owners, as approved by the City Engineer.
13. The onsite sewer and storm drain system shall be private. All sewer laterals and storm drains shall be privately maintained from each building unit to the City-maintained public facilities.
14. Before issuance of any City permit, provide a “Will Serve” letter from Sweetwater Authority.
15. Any private facilities (if applicable) within public right-of-way or City easement will require an Encroachment Permit prior to building permit approval.
16. The Applicant is advised that there may be additional requirements set at the time his/her development takes place, depending upon final plans submitted for Grading, Improvements and/or Building Permits. This response is based solely on the material that were submitted for our review.

Building Division

17. A soils report will be required for this project.
18. Complete structural, architectural, plumbing, mechanical, electrical and energy documentation must be provided at the time of permit application.
19. Fire and sound separation shall be provided between each dwelling unit.
20. Compliance with California Building Code 11A will be required.

Fire Department

21. The applicant shall apply for required building permits. Permits shall comply with applicable codes and requirements, including but not limited to; the current California edition of Building Code (CBC) & Fire Code (CFC) as amended by the City of Chula Vista.
22. A National Fire Protection Agency (NFPA) 13R fire sprinkler may be served by a combination domestic and fire water meter; however, the Chula Vista Fire Department (CVFD) requires NFPA 13R and 13 sprinkler systems to be served by a minimum size 4” service lateral (main tap, piping, meter, backflow device). Services of this size can be costly in terms of water authority capacity fees when combined with domestic services (dedicated fire system taps usually are exempt from capacity fees). Please consider and work with Sweetwater Authority to determine what is in the client’s best interest in terms of value engineering the project.

23. Plans for the design and construction of on-site/private underground fire service utilities are required to be included within a permit submitted to the Development Services Department in the form of a Private Utility Permit Plans or as a separate permit directly with the CVFD.
24. This project is to be protected throughout by an approved automatic fire sprinkler system in accordance with NFPA 13R.

Landscape Division

25. Prior to final inspection, pursuant to Ordinance #3324 and CVMC 17.10, the applicant shall pay park Acquisition and Development fees at the rate in effect at the time payment is due for two (2) additional units.
26. Prior to commencement of construction the applicant shall obtain an encroachment permit for the freestanding low wall in the ROW.

II. The following on-going conditions shall apply to the subject property as long as it relies upon this approval.

27. The Applicant shall maintain the Project in accordance with the approved plans for DR21-0033 date stamped on August 10, 2022, which includes a site plan, floor plan and elevations on file in the Planning Division, the conditions contained herein, Title 19.
28. Approval of this Design Review shall not waive compliance with any sections of Title 19 (Zoning) of the CVMC nor any other applicable City Ordinances in effect at the time of building permit issuance.
29. The Applicant/Operator shall and does hereby agree to indemnify, protect, defend and hold harmless City, its Council members, officers, employees, agents and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorneys' fees (collectively, "liabilities") incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein. Applicant/Operator shall acknowledge their agreement to this provision by executing a copy of this Design Review where indicated, above. Applicant's/Operator's compliance with this provision is an express condition of this Design Review and this provision shall be binding on any and all of Applicant's/Operator's successors and assigns.
30. Any violations of the terms and conditions of this permit may result in the imposition of civil or criminal penalties and/or the revocation or modification of this permit.
31. This Design Review Permit shall become void and ineffective if not utilized within three (3) years from the effective date thereof, in accordance with Section 19.14.600 of the CVMC.

32. If any of the foregoing conditions fails to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, or further condition issuance of all future building permits, deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. Applicant or a successor in interest gains no vested rights by the City's approval of this Design Review.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 10th day of August 2022.



D. Todd Philips
Zoning Administrator

RESOLUTION NO. 2024-102

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA AMENDING THE FISCAL YEAR 2023/24
DEPARTMENT OF HOUSING AND HOMELESS SERVICES
BUDGET TO FUND A LOCAL MATCH TO THE LOCAL
HOUSING TRUST FUND

WHEREAS, on May 23, 2023, the City Council adopted the Housing and Homeless Services Department budget for Fiscal Year 2023/24; and

WHEREAS, pursuant to Section 1005 of the City Charter, the City Council may amend or supplement the budget by a motion adopted by the affirmative votes of at least four members; and

WHEREAS, the California Department of Housing and Community Development (the “Department”) issues an annual Notice of Funding Availability for its Local Housing Trust Fund (“LHTF”) program for use in the production of affordable housing; and

WHEREAS, the City of Chula Vista desires to apply for LHTF funds in order to increase and improve the supply of affordable housing in Chula Vista; and

WHEREAS, in order to qualify for the LHTF funds, applicants must have a local housing trust fund that provides a local dollar-for-dollar match of the funds applied for from the Department; and

WHEREAS, the Finance Department of the City of Chula Vista is setting up a Project, named the Local Housing Trust Fund, within Fund 313 to receive LHTF funds and hold local matching funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it amends the Fiscal Year 2023/24 Department of Housing and Homeless Services budget to allocate the transfer of \$500,000 from the Housing Inclusionary account (Fund 313) into the Local Housing Trust Fund Project.

[SIGNATURES ON THE FOLLOWING PAGE]

Resolution No. 2024-102

Page No. 2

Presented by

Approved as to form by

DocuSigned by:
Stacey Kurz
21B41173BEFB48B...
Stacey Kurz
Director of Housing and Homeless Services

DocuSigned by:
Marco A. Verdugo
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Marco A. Verdugo
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 21st day of May 2024 by the following vote:

AYES: Councilmembers: Chavez, Gonzalez, Morineau, Preciado, and McCann

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

DocuSigned by:
John McCann
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John McCann, Mayor

ATTEST:

DocuSigned by:
Kerry K. Bigelow
3074D104EAF342E...
Kerry K. Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Kerry K. Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2024-102 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 21st day of May 2024.

Executed this 21st day of May 2024.

DocuSigned by:
Kerry K. Bigelow
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Kerry K. Bigelow, MMC, City Clerk

CA HCD Prohousing Designation Program

City of Chula Vista - Addressing Homeless Encampments

The City of Chula Vista acknowledges and confirms that its treatment of homeless encampments on public property complies with the constitutional rights of persons experiencing homelessness and has enacted best practices related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update).

The City developed a multi-disciplinary Homeless Outreach Team (HOT) in 2016 comprised of our Housing and Homeless Services Department, the Police Department, Development Services Code Enforcement, and Public Works Park Rangers, whom all work collaboratively on issues affecting the unsheltered with a variety of partnering agencies to provide wrap around services (e.g. medical, substance abuse treatment, benefits, etc.) to clients and a variety of emergency and permanent housing options. The HOT has enacted best practices in all 7 Principles as follows:

Principle 1: Establish a Cross-Agency, Multi-Sector Response - The City participates in the San Diego Regional Task Force on Homelessness who is the Continuum of Care for San Diego County and localized efforts through the San Diego County Live Well South Region Community Leadership Team - Homelessness Workgroup.

Principle 2: Engage Encampment Residents to Develop Solutions – Through consistent weekly outreach the HOT along with partners from the County of San Diego and service providers work with individuals and larger encampments to address needs and develop strategies and plans collaboratively with unsheltered individuals to meet basic needs and further their path to self-sufficiency.

Principle 3: Conduct Comprehensive and Coordinated Outreach - Street outreach involves meeting people experiencing homelessness out where they are. Through consistent regular outreach, the HOT Team actively seeks out and engage homeless persons and, for those who are willing, connect them with services and/or place them in housing linked with appropriate services.

Principle 4: Address Basic Needs and Provide Storage – HOT provides proper noticing prior to clean-up/abatement (72-hours for occupied encampments and 24-hours for abandoned) and items are sorted to ensure valuables such as identification cards are retained. Any individual choosing to accept services are allowed to request items of value be stored for up to 90 days and can be retrieved through HOT at any time.

Principle 5: Ensure Access to Shelter or Housing Options - While one person may need immediate emergency shelter, another could be ready to move directly into permanent housing with the right case management and housing navigation provided by HOT. The team starts by assessing each client to identify which housing type is most suitable based on the individual situation. The City offers a variety of housing options, administered both by the City or partnering agencies, including: Hotel Motel Voucher Program, Temporary Bridge Housing, Service-related Housing (Partnering Agencies), Transitional Age Youth (Partnering Agency), Tenant-Based Rental Assistance, City Affordable Housing Units, Family Reunification, and Section 8 Rental Assistance.

Principle 6: Develop Pathways to Permanent Housing and Supports – The City continues to implement an inclusionary housing policy requiring new residential development to provide a portion of the units as affordable to low- and moderate-income households. Along with new production the City works with a variety of housing partners to address the needs of specific unsheltered populations and is nearing its goal to develop 100 permanent supportive housing units in the current Housing Element cycle.

Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure – The City employs Crime Prevention Through Environmental Design (CPTED) strategies after encampments are closed and continues to ensure maintenance of areas.

Public Participation Process

The public participation process for the City of Chula Vista's prohousing designation started in June 2023 when a variety of policies to implement goals in the City's 2021-2029 Housing Element and in line with prohousing principles began to be considered. Specifically, multiple meetings were held with stakeholders from the Building Industry Association of San Diego County, the City's Development Oversight Committee, and local realtors and developers, including both for profit and nonprofit market rate and affordable developers. Additional open public meetings took place in October 2023. On October 25, 2023, policy items were brought to the Housing and Homeless Advisory Commission, which is a noticed public meeting that received no comments. Items to implement policy changes were on the City of Chula Vista website from January to March 2024 for public comment and all comments were considered and incorporated into the appropriate policy updates. The related ordinances were brought before the Planning Commission on April 24, 2024, which again received no public comment. The prohousing designation went before City Council on May 21, 2024 as part of a larger housing package, which did receive a comment in opposition and a comment in support, but both comments were for the changes to the inclusionary ordinance and were not regarding the prohousing designation. Here is a link to the minutes: [City Council Meeting - May 21, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com/minutes/city-council-meeting-may-21-2024). The meetings are noticed in the local newspaper, translation services are available, and all meetings are ADA accessible.