

HOUSING ELEMENT 2013 ANNUAL PROGRESS REPORT
EXECUTIVE SUMMARY

Some significant facts about affordable housing efforts during the 2013 calendar year (January 1, 2013 – December 31, 2013) include:

New Development

- Staff worked closely with an affordable housing developer through the planning process of a new 33-unit mixed-use affordable development in Western Chula Vista. A total of two million in federal funds (\$1,500,000 of HOME funds and \$500,000 of NSP funds) was awarded to the project. Construction is anticipated to begin in 2014.
- The City entered into two inclusionary agreements in Eastern Chula Vista, for a total of 15 low-income, and 21 moderate-income units. The fulfillment of the units will be met by construction and/or payment of an in-lieu fee.

Building Standards (Conservation/Energy Efficiency)

- 460 residential and commercial buildings met the citywide Green Building Standard requiring a 20% reduction in potable water use.
- 460 residential and commercial buildings met the 15-20% energy efficiency level above the 2008 California Energy Code baseline.

Rental Activities

- Section 8, administrated by the County of San Diego, provided 3,255 vouchers to Chula Vista households.
- \$12 million in tax exempt bonds were approved by the Housing Authority and the City Council to acquire and rehabilitate 100 (99 units are income restricted with one on-site manager's unit) apartments at Kiku Gardens for very-low and low-income households.
- City acquired and rehabilitated a total of five properties (three in Western Chula Vista and two in Eastern Chula Vista) utilizing HOME and NSP funds. Two of the units will be restricted for special needs and extremely low-income households, while three will be restricted for low-income households.
- Code enforcement staff inspected 650 rental units in 140 complexes through the City's Rental Housing Program and through Title 25 inspected 90 units within eight mobilehome parks.
- Code enforcement staff also responded to 362 residential complaints during 2013, for unpermitted construction on condos and single-family dwellings (rentals and owner-occupied).

Homeowner/Homebuyer Activities

- Code enforcement staff registered 5,580 properties in the Residential Abandoned Properties Program (RAPP) since the ordinance was adopted in August 2007.
- Through a continued relationship and contract with Community HousingWorks, Chula Vista residents were provided the following services:

- At least 28 Chula Vista households received foreclosure prevention counseling resulting in three loan modifications through Community HousingWorks.
- 29 Chula Vista residents graduated from U.S. Department of Housing and Urban Development (HUD) certified Homebuyer Education classes.
- Four new homeowners were created in Chula Vista utilizing the Mortgage Credit Certificate (MCC) program, which entitles the household to a federal income tax credit.
- One low income households received down payment assistance through the First Time Homebuyer program.
- The City partnered with the Housing Opportunities Collaborative, Community HousingWorks, and Wells Fargo to host a Loan Modification and Refinancing event for existing homeowners. Approximately, 33 homeowners attended the event, and as a result, 20 homeowners modified or refinanced their loan

Preventing Homelessness

- The City was the lead agency in planning and coordination of the second annual Project Connect event in the South Bay. The one day event connected over 90 homeless or near homeless individuals and families with services and programs ranging from social service benefits, haircuts, medical attention and food services.

Infrastructure Improvements

- \$9.5M in HUD Section 108 Loan funds continued to assist the Castlepark Infrastructure efforts. A total of 11 targeted projects with new streets, sidewalks, curbs and gutters were completed in 2013.