

Attachment 2:

Housing Element Reporting Forms January 1, 2017-December 31, 2017

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Chula Vista
 Reporting Period 1/1/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			13	1,043	1,056						
(10) Total by income Table A/A3 ▶▶			13	1,043	1,056						
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Jurisdiction Chula Vista
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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate				13	0	13	
No. of Units Permitted for Above Moderate	533	225	285		0	1,043	

* Note: This field is voluntary

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Jurisdiction Chula Vista
Reporting Period 1/1/2017 - 12/31/2017

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	3,209	32	24		22					78	3,131
	Non-deed restricted											
Low	Deed Restricted	2,439	72	9		186					267	2,172
	Non-deed restricted											
Moderate	Deed Restricted	2,257		21							21	2,171
	Non-deed restricted		39	11		2	13					
Above Moderate		4,956	597	1032	689	849	1043				4,210	746
Total RHNA by COG. Enter allocation number:		12,861										
Total Units ▶ ▶ ▶			740	1,097	689	1,059	1,056				4,641	8,220
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.
 Deed Restricted: Year 1 (2013) Kiku Garden, 5 NSP/HOME properties; Year 2 (2014) Lake Pointe, Tavera, Lofts on Landis, 536 Anita Street; Year 4 (2016) Duetta, Volta
 In the 2013 HE Annual Progress Report the restricted units in Table A2 were not included in the RHNA count as permitted.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction Chula Vista
Reporting Period 1/1/2017 - 12/31/2017

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
See Attached			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	<u>Chula Vista</u>
Reporting Period	<u>1/1/2017 - 12/31/2017</u>

General Comments:

Table C
Program Implementation Status (2017)

Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
Objective H1 - Enforce maintenance of safe and decent housing, enhance the quality of existing housing, and maintain the integrity of residential neighborhoods.				
<i>Policy H1.1 - Facilitate rehabilitation of the City's existing housing stock to correct housing deficiencies and increase the useful life and sustainability of existing housing.</i>				
1.1.1 Rehabilitation of Owner Occupied Housing	<p>Rehabilitation of Owner Occupied Housing: Continue implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners, and to include improvements for water conservation, energy efficiency, and lead based paint abatement. Assistance will be focused on a block by block basis to homeowners residing in the Northwest and Southwest Planning Areas with priority given to those single-family home owners of very low-income, special needs and/or senior households.</p> <p>The City will leverage its Home Upgrade, Carbon Downgrade (HUCD) program, which provides low interest loans to homeowners for energy efficiency and renewable energy upgrades, to better serve low-income and moderate-income residents. The City will also increase marketing and outreach efforts for the CHIP, especially in lower-income neighborhoods and mobile home parks, and integrate the HUCD program into the City's First-Time Homebuyers Program as an optional financing tool.</p>	1	2021	<p>In 2017, two (2) mobilehomes were provided assistance for the repair/rehabilitation of their home through the City's Community Housing and Improvement Program. Program participation has fluctuated due to eligibility levels of participants due to credit, home loan values and availability of contractors to complete work.</p> <p>During 2017, the Property Assessed Clean Energy (PACE) programs, a private-public partnership, financed over 447 projects for a total of more than \$13 million in energy and water upgrades. Over 340 no-cost home and business energy evaluations conducted, which led to over 90% of residential participants implementing a recommended energy-saving behavior or retrofit.</p>
1.1.2 Encourage Climate Resilient Design Techniques	<p>To respond to a changing climate and promote sustainability in the community, the City has adopted policies and programs to reduce the impacts of climate change through adaptation strategies. Many of these strategies, such as designing more energy-efficient buildings, also help to mitigate climate change by reducing greenhouse gas emissions. To support the City of Chula Vista's Climate Action Plan and its related goals, the City supports the following design measures to improve climate change resilience: design natural ventilation and passive solar into residential buildings; limit internal heat by specifying high-efficiency lighting and equipment; modeling of energy performance with higher cooling design temperatures; avoid building in flood zones; elevate mechanical and electrical equipment to minimize damage and danger from flooding; specify Class A roofing to reduce risk of wildfire; and design buildings to maintain livable conditions in the event of loss of power or heating fuel, or shortages of water.</p>	2	2021	<p>During 2017, staff further incorporated resiliency to climate change into City operations through completing the Water Stewardship Plan that evaluates how we can reuse water in our community to increase water resiliency. The PACE program, reference Section 1.1.1, provides residents and businesses with financing for energy and water upgrades, which improve their resiliency.</p>

Table C

Program Implementation Status (2017)

Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
1.1.2 Neighborhood Revitalization <i>(Note: Program numbering duplicative in HE)</i>	Support a program focusing financial resources and efforts that improve the conditions and appearances of neighborhoods. This on-going program will target specific low-and moderate-income neighborhoods within Western Chula Vista that can be leveraged with other public and private investments.	2	As resources are available	<p>Infrastructure: Chula Vista voters approved Measure P – a temporary, ten-year, half-cent sales tax to fund high priority infrastructure needs. Collection of the sales tax began April 1, 2017. The sales tax is projected to raise \$178 million. The Chula Vista City Council has approved an initial expenditure of \$3.2 million of Measure P sales tax funds for infrastructure. In 2017, street repairs were made to Floyd Avenue, additional repairs were made Parkway Gym and Pool, new Fire engines were purchased, 38 basketball and tennis courts were resurfaced and hundreds of sprinkler heads and nozzels repaired and replaced.</p> <p>Parks: Through Housing-Related Parks (HRP) Program Grant Funds, improvements were completed in 2017 that included various improvements to Parkway Recreation Center. Improvements consisted of the rehabilitation of the parkway aquatic center pool (including mechanical works), rehabilitation of the gymnasium, and ADA Improvements to the facility. In addition, City Measure P funds were used for the following improvements: Rehabilitation of the Existing Wood Lattice at Gym Entrance; Refinishing of the Pool Deck with Copolymer Modified Cementitious Spray Texture Finish; Refinishing of the Pool Coping with Copolymer Modified Cementitious Spray Texture Finish; Painting the Gymnasium Foyer Interior; Painting the Pool Area Building Exterior and Painting the Building Exterior.</p> <p>Litter: In 2017 the Beautify Chula Vista Day event (funded by a California Redemption Value grant) was 454 volunteers came out to both Discovery Park and Otay Recreation Center to help remove an estimated 2,000 lbs of debris. Volunteers also painted out the graffiti wall at the Bayshore Bikeway, planted hundreds of plants at Camino Del Sol Circle near Discovery Park, and removed litter throughout surrounding neighborhoods and canyons.</p>
1.1.3 Rental Housing Rehabilitation	As part of a comprehensive neighborhood revitalization strategy, the City seeks to provide financial assistance to private property owners of existing and deteriorating multifamily rental housing within Northwest and Southwest planning areas and requiring the property owner to set aside a number of housing units for lower income households at affordable rents. Efforts will be made to target properties in such areas where privately initiated improvements in other neighborhood developments may be generated.	1	As resources are available	The City continues to meet with developers as contacted regarding the inclusion of affordable housing units into existing multifamily housing.
1.1.4 Rental Housing Acquisition and Rehabilitation	As part of a comprehensive neighborhood revitalization strategy, the City Seeks to acquire and rehabilitate existing rental housing throughout the Northwest and Southwest planning areas of the City and set aside a number of the housing units for very low-income and/or special needs households at affordable rents.	1	As resources are available	The City acquired and rehabilitated one (1) property in Eastern Chula Vista utilizing NSP and Inclusionary Housing funds. This unit will be restricted for rental a special needs and very low-income household.
1.1.5 Funding for Housing Related Environmental Hazard Control	Support applications for available Federal or State funding to reduce housing related environmental hazards, including lead hazard control, building structural safety, electrical safety, and fire protection to address multiple childhood diseases and injuries in the home, such as the Healthy Homes Initiative.	2	2021	<p>Due to the City's budgetary reductions, funding levels, priority needs and scoring criteria, the City did not respond to the U.S. Department of HUD NOFA's for its Healthy Homes and Lead Hazard Control Programs.</p> <p>In 2013, City staff applied for and received a SANDAG Smart Growth Planning Grant in the amount of \$100,000 for the development of our Healthy Communities program. During 2015 amendments were made to the General Plan to incorporate health throughout the document and a Complete Streets policy was adopted. In addition, on January 5, 2016 the first Healthy Chula Vista Action Plan was adopted establishing over 66 strategies for healthy policy, programs and partnerships. For 2017, the City began work on the implementation of the strategies outlined.</p>

Policy H1.2 - Eliminate, to the greatest extent feasible, overcrowded, unsafe, and unsanitary housing conditions through the enforcement of building, safety, and housing codes.

Table C
Program Implementation Status (2017)

Program Description		Housing Programs Progress Report - Government Code Section 65583.			
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation	
1.2.1 Multifamily Housing Inspection	Provide for the continuance of a multifamily inspection program that evaluates conditions of rental housing complexes of three or more units and reports violations to the City's Code Enforcement Division regarding current health and safety codes. The City will follow up on all reports of violations to ensure the correction of any identified deficiencies.	1	2021	Code Enforcement staff began inspections in 2017 on 11 apartment communities with a total of 33 rental units through the City's Rental Housing Program. In 2017, Code Enforcement opened 566 cases for individual apartments resulting from inspections of apartment communities initiated in 2017 and in the previous year.	
1.2.2 Mobilehome Inspection Program	Provide for the continued systematic inspection of mobilehome and trailer park communities for compliance with Title 25 of the California Code of Regulations to promote safe and sanitary housing and neighborhoods.	1	2021	Through Title 25 in 2017, Code Enforcement staff completed the final corrections for violations at Palms Mobile Estates with 216 mobilehome spaces and is in the final phase of inspection and correction of violations at Trailer Villa Mobilehome park with 118 mobilehome spaces.	
1.2.3 Code Enforcement Activities	Continue Code Enforcement activities that proactively monitor housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens.	1	2021	Due to the growing foreclosure issue in Chula Vista, the City adopted a Residential Abandoned Properties Program (RAPP) ordinance in August 2007, which requires mortgage lenders to inspect defaulted properties to confirm that they are occupied. If a property is found to be vacant, the program requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately begin to secure and maintain the property to the neighborhood standard. For 2017, sixty (60) residential properties were registered in the Abandoned Residential Properties Program (18 condominium and 42 single family properties). In 2017, Code Enforcement staff responded to 792 residential (e.g. apartments, duplexes, condominiums, mobile homes and single family homes) complaints during 2017, for such activities as unpermitted construction, trash junk and debris, inoperable vehicles related to condos and single-family dwellings and mold, roach/rodent infestations and other maintenance issues for apartment communities.	
Objective H2 - Promote efficient use of water and energy through sustainable design, adopted standards, and incentives to conserve limited resources and reduce long-term operational costs of housing, consistent with the California Long-					
<i>Policy H2.1 - Encourage the conservation, efficient use, and appropriate reuse of water by residents.</i>					
2.1.1 Water Conservation Practices	Promote the inclusion of state-of-the-art water conservation practices in existing and new development projects where proven to be safe and environmentally sound through targeted policies and incentives in partnership with the local utilities. These practices can include, but are not limited to, low-flow plumbing fixtures, and EPA WaterSense-labeled appliances.	1	2021	During 2015, residential and commercial buildings met the Green Building Standard, which requires a 20% reduction in potable water use (compared to national standards) in new construction and major renovation projects and met the requirement for laundry water re-use pre-plumbing. Through its SDG&E Local Government Partnership, the City also distributed 23 water-savings devices to existing residences and businesses in 2017. Finally, the PACE program, as mentioned in Section 1.1.2, helped fund indoor and outdoor water conservation measures in existing buildings.	
2.1.2 Landscaping-Specific Water Conservation Strategies	Promote the use of low water demand (WaterSmart) landscaping, which incorporates high efficiency irrigation and drought-tolerant plant materials in existing and new development. When developing landscape designs, encourage the minimal use of turf areas and the implementation of the City's Shade Tree Policy, which requires a certain percentage of shade coverage within parking lots and along streets excluding alleyways. Water reuse techniques, such as graywater systems, rain water harvesting, and recycled water, to meet outdoor landscaping water demand should be encouraged.	1	2021	The City continues to promote low water demand landscaping through its revised Landscape Water Conservation Ordinance (large parcels) and Outdoor WaterSmart Guidelines & Checklist (small parcels), both of which guide landscaping projects towards high water use efficiency.	
2.1.3 New Development - Specific Water Conservation	Continue to develop, update, and enforce water-related building codes and development requirements such as the City's Landscape Water Conservation Ordinance, Green Building Standard, Design Manual, and Water Conservation Plan Guidelines (or their equivalent) as part of the residential development review and approval process. Developers shall provide homebuyers with an "Outdoor WaterSmart Package" at occupancy, which also includes information about the City of Chula Vista NatureScape program.	1	2021	The City continues to promote low water demand landscaping through its revised Landscape Water Conservation Ordinance (large parcels) and Outdoor WaterSmart Guidelines & Checklist (small parcels), both of which guide landscaping projects towards high water use efficiency. The City continues to require Water Conservation Plans for large developments (over 50 dwelling units or equivalent) which emphasize both indoor and outdoor water use efficiency and requires homes to be pre-plumbed for water re-use systems from clothes washers.	

Table C
Program Implementation Status (2017)

Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
2.1.4 Public Education for Water Conservation	Promote water conservation, efficiency, and reuse in the community by providing appropriately targeted public education and by offering free technical assistance in partnership with the local water districts.	1	2021	The City continues to work with the Sweetwater and Otay Water Districts in to host community educational workshops, and distributing general water efficiency educational materials. We also created a mobile display that explains how residents can install Laundry-to-landscape systems in their own home which was displayed at community events and public buildings. In addition, the City provides free home and business water evaluations and has distributed water-saving devices over the last year.
<i>Policy H2.2 - Encourage efficient and renewable energy use of residents.</i>				
2.2.1 General Energy Efficiency and Renewable Energy Strategies	Maximize energy efficiency and integrate renewable energy into existing and new development projects through appropriate site and building design, energy efficient materials and appliances, onsite renewable energy systems, and home energy performance ratings by developing targeted policies consistent with the California Long-Term Energy Efficiency Strategic Plan and by offering incentives in coordination with San Diego Gas & Electric and other regional partners.	1	2021	The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. During 2017, the City provided over 340 no-cost home and business energy evaluations, which led to over 90% of participants implementing a recommended energy-saving behavior or retrofit.
2.2.2 New Development - Specific Energy Conservation Requirements	Continue to develop, update, and enforce energy-related building codes and development requirements. Applicable codes and development requirements include, but are not limited to, the City's Enhanced Energy Efficiency, Green Building (includes Cool Roof standards), and Solar Ready ordinances (or their equivalent) as part of the residential development review and approval process.	1	2021	<p>The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. In more recent years, California Building Codes are reflecting the need to implement more energy efficient construction, with more significant changes occurring with Code updates effective January 2018. To assist developers, contractors and other industry stakeholders, the City in partnership with SDG&E has held numerous brown bag lunch events on building code requirements, new programs, and other relevant information. The City continues to provide a "Sustainability Desk" at the building permit counter to provide technical assistance on energy conservation and other green building topics.</p> <p>The City encourages energy efficiency, renewable energy, and other green building technologies and design principles in new and existing developments. In more recent years, California Building Codes are reflecting the need to implement more energy efficient construction, with more significant changes occurring with Code updates effective January 2018. To assist developers, contractors and other industry stakeholders, the City in partnership with SDG&E has held numerous brown bag lunch events on building code requirements, new programs, and other relevant information. The City continues to provide a "Sustainability Desk" at the building permit counter to provide technical assistance on energy conservation and other green building topics.</p>
2.2.3. Zero Net Energy Home Target	Facilitate progress towards the development of "Zero Net Energy" residential buildings, which have a net energy consumption of zero over a typical year as envisioned by the California Long-Term Energy Efficiency Strategic Plan. This progress will be accomplished by creating developer incentives (such as expedited permitting or reduced permit fees) and by leveraging state and federal housing funds administered by the City's Housing Division.	1	2021	See comments Section 1.1.1.
2.2.4 Public Education for Energy Conservation	Promote energy efficiency and renewable energy in the community by providing appropriately targeted public education and by offering free technical assistance in partnership with San Diego Gas & Electric.	1	2021	The City continues to provide energy-related materials and services through free energy evaluations, community outreach events and the Library Energy Lounges. The City continues to sponsor a "Sustainability Desk" at the building permit counter to provide technical assistance on energy conservation and other green building topics.
Objective H 3- Encourage planning practices that create sustainable communities and reduce greenhouse gas emissions consistent with the 2050 Regional Transportation Plan's Sustainable Communities Strategy.				
<i>Encourage transit-oriented housing consistent with SANDAG's Sustainable Communities Strategy (SB 375).</i>				

Table C

Program Implementation Status (2017)

Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
3.1.1 Integration of Land Use Planning and Transit	The City's General Plan, including this 2013 – 2020 Housing Element, promote a land use pattern that is anticipated to reduce Vehicle Miles Traveled (VMT) and result in the region meeting or exceeding the targets established by the California Air Resources Board (CARB). The key component of the 2013 – 2020 Housing Element will be to promote the integration of land use planning and transit, whereby: the City encourages the use of incentives, when available, for mixed-use development, which includes housing, retail, and office space, at transit nodes and other high-intensity locations as appropriate. The City supports implementation of the San Diego Association of Governments (SANDAG)'s Sustainable Communities Strategy (SCS), including the adopted Regional Housing Needs Assessment (RHNA) Plan, which includes the following: increasing the housing supply and the mix of housing types, tenure, and affordability in an equitable manner, promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns, promote an improved intraregional relationship between jobs and housing, allocate a lower proportion of housing need to an income category when there is a disproportionately high share of households in that income category, as compared with the most recent decennial United States census, work with SANDAG to update the Smart Growth Concept Map to reflect the changes to Chula Vista's land use plans contained in the 2050 Regional Growth Forecast and to the regional transportation network. Encourage joint development opportunities to promote the construction of sustainable housing and mixed-use projects at existing and planned transit stations.	1	2021	In 2014, City staff participated in SANDAG regional workshops regarding the incorporation of Transportation Demand Management (TDM) into the Development Process. TDM refers to programs and strategies that manage and reduce traffic congestion during peak travel times. Two Specific Planning Area's (SPA's), Millennia and Village 8 East, will include TDM. The City of Chula Vista's Sustainable Communities Program (SCP) seeks to promote energy efficiency and reduce green house gas emissions in the planning and building process and in neighborhood design. In 2013, the SCP developed a modeling tool for energy efficient community and site planning standards. The model is based on LEED's Neighborhood Development rating system, which integrates the principles of smart growth, New Urbanism and green building and encourages better neighborhood planning and development by assisting developers to select the appropriate mix of energy efficient features to maximize their site's sustainability score. This evaluation tool continues to be available on the City's website. In 2016 construction began on a Bus Rapid Transit (BRT) line that will connect eastern Chula Vista to downtown San Diego. Construction is expected to be completed in 2018. A ramp at Interstate 805 was completed in 2016 providing direct access from Palomar Street for the BRT and a new Palomar Street Bridge.
Objective H4 - As required by State law, preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.				
<i>Policy H4.1 - Preserve publicly assisted rental housing "at-risk" of converting to market rents</i>				
4.1.1 Expiring Affordability Restrictions	Proactively work with property owner(s) of "at-risk" assisted housing developments whose affordability restriction are due to expire by 2020, as identified within Appendix A of this Element, and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies, or participation, public subsidies or participation by affordable housing developers.	1	2012-2016	The City continues to work with those property owners who own affordable housing where recorded covenants are nearing expiration. In 2017, the City continued to monitor those projects with expiring affordability restrictions. The City and Housing Authority implements and has incorporated the provisions of Section 52080(g) the California Health and Safety Code and Sections 65863.10 and 65863.11 of the California Government Code into its policies and regulatory agreements for new projects. The Housing Authority continues to work with those affordable housing communities seeking to refinance or restructure to incorporate additional public benefit in the form of deeper income targeting, additional rent restrictions, including additional rent restricted units, the extension of the existing term of restrictions, or any combination therefore may be negotiated.
<i>Policy H4.2 - Monitor housing located in the Coastal Zone occupied by low-and moderate-income households and mitigate the loss of housing in these areas.</i>				
4.2.1 Monitoring of Units Lost	Comply with State Law regarding the monitoring and reporting of housing units occupied by low-or moderate-income households demolished within the Coastal Zone.	1	Annually	In 2017, no units occupied by low or moderate-income households in the Coastal Zone were lost or demolished.
4.2.2 Replacement Housing	Where conversion or demolition of housing units in the Coastal Zone is occupied by low-or moderate income households is proposed, replacement of such housing will be completed in accordance with State Law and the City's adopted Local Coastal Plan.	1	2021	See comments in 4.2.1.
Objective H5 - Encourage the provision of a wide range of housing choices and equitable distribution by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low-and moderate income				
<i>Policy H5.1 - Balanced Communities-Affordable Housing: Require newly constructed residential developments to provide a portion of their development affordable to low-and moderate-income households.</i>				

Table C

Program Implementation Status (2017)

Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
5.1.1 Affordable Housing ("Inclusionary") Policy	Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981 and any implementing guidelines as adopted and updated. For all new residential projects consisting of 50 or more dwelling units, 10 percent of the residential units within the development ("on-site") shall be affordable to low and moderate income households (5 percent low-income and 5 percent moderate-income).	1	2021	The City continues to implement this objective through the Affordable Housing Program requiring new residential developments of 50 units or more to provide 10% of the housing for low and moderate income households. In 2017, Certificates of Occupancy were issued for Volta, a 123 very-low and low-income senior rental units for households over the age of 62 and Duetta with 87 multi-family rental units in the Millenia development in Otay Ranch.
<i>Policy H5.2 - Support efforts to increase homeownership rates, particularly in the Northwest and Southwest planning areas, meeting or exceeding the regional average as a means to build individual wealth and stabilize existing residential neighborhoods.</i>				
5.2.1 First Time Homebuyer Assistance	Continue assistance to low-income households in purchasing their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.	1	2014: Continue as funds are available	The City continues to contract with SpringBoard CDFI (formerly known as Community HousingWorks Realty and Lending) to administer the City's First Time Homebuyer program. In 2014, the City was awarded \$1,000,000 in CalHome funds to assist first time homebuyers. In 2017, with the final expenditure of CalHome funds, the City leveraged other additional monies from its HUD HOME funds and Balanced Communities Program to assist 13 households close escrow.
5.2.2 Mortgage Credit Certificates (MCC)	Continue to participate with the County of San Diego and other cities to issue and renew Mortgage Credit Certificates (MCC) to qualified first-time low-and moderate-income homebuyers. First-time homebuyers are referred by the Development Services Department to the administrating agency.	1	2021	The MCC program is administered by CalHFA. The City's non-profit partner, SpringBoard CDFI(formerly Community HousingWorks) is authorized to provide MCC's to eligible households in the San Diego Region, including Chula Vista, and has leveraged the MCC program with its down payment assistance to assist 13 new homeowners in 2017.
5.2.3 Homebuyer Education and Counseling	Support and encourage developers, lenders and social service organizations to provide educational programs, loan counseling, and materials for homeowners and potential homeowners on home maintenance, improvement, and financial management. The purpose of these educational programs will be to help first-time homebuyers prepare for the purchase of a home and to understand the importance of maintenance, equity appreciation, and personal budgeting to minimize foreclosure rates.	1	2021	Under its contract with SpringBoard CDFI (formerly known as Community HousingWorks Realty and Lending), SpringBoard offers bilingual homebuyer education (HBE) and foreclosure counseling. In 2017, those homebuyers participating in the City's assistance programs were provided with pre-purchase counseling and homebuyer education. As a result of a 2016 outreach event held at and sponsored by the City of Chula Vista, with over 150 rsvp's received, significant momentum and interest was generated for the available funds. A website for the City's homebuyer program offered through Springboard was created to provide additional information about the program and homebuyer education at http://www.springboard.org/chulavista/ .
5.2.4 Support Private Financial Assistance Programs	Support and encourage lenders, Development Services organizations and others to use non-traditional financial approaches to assist low-and moderate-income first-time homebuyers such as Individual Accounts and other emerging financial approaches.	2	As funds are available	Staff will continue to support and seek non-traditional approaches as opportunities exist. See comments listed above for Programs 5.2.1 - 5.2.3.
<i>Policy H5.3 - Support mobilehome parks as an alternative housing opportunity</i>				
5.3.1 Mobilehome Space Rent Review	Continue to enforce CVMC Chapter 9.50 to protect mobilehome residents' investment in their home while at the same time providing a reasonable return to the park owner in order to preserve this housing alternative.	1	2021	The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance (Chula Vista Municipal Code "CVMC" Chapter 9.50). In 2017, over 2,200 residents paid the administrative fee providing residents with rent control services as desired. In 2017, the Mobilehome Rent Review Commission continued to meet on a quarterly basis to receive information and education on matters related to mobilehome living in Chula Vista and other relevant matters that would assist them in their duties prescribed under CVMC Chapter 9.50. The Commission did not review any proposed rent increases.

Table C
Program Implementation Status (2017)

Program Description				
Housing Programs Progress Report - Government Code Section 65583.				
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
5.3.2 Resident Ownership of Mobilehome Parks	Promote the purchase of those mobilehome parks with a Mobilehome Park (MHP) zone designation by park residents, when a park becomes available for sale in accordance with CVMC Chapter 9.60 (Sale of a Mobilehome Park). Accordingly, resident organizations shall have a right to purchase a park listed for sale if the organization is able to reach an acceptable price and terms and conditions with the mobilehome park owner. Financial assistance that may be provided by the State, or other funding sources may be limited to income eligible residents and require affordable housing costs.	2	2021	No mobilehome/trailer parks were listed for sale in 2017.
5.3.3 Mobilehome Park Conversion	Continue to enforce CVMC Chapter 9.40 to protect the rights of residents as mobilehome/trailer parks are closed or converted to other uses.	1	2021	The City will continue to enforce CVMC 9.40 if and when a park is proposed for closure.
Objective H6 - Promote the development of a variety of housing choices, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with				
<i>Policy H6.1 - Support the coordination of existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.</i>				
6.1.1 Homeless & "At-Risk" Homeless-Regional Planning	Continue to participate in regional planning efforts to address needs of the homeless, including the Regional Task Force on the Homeless and the South Bay Homeless Coalition.	1	2021	The City continues to participate in regional organizations focused on housing and other needs of the homeless or near homeless population. In January 2017, such regional bodies providing for data information and studies related to homelessness (the Regional Taskforce on the Homeless) and the Regional Continuum of Care Council, required by the U.S. Department of Housing and Urban Development for funding were merged to form one regional governance board now known as the Regional Taskforce on the Homeless ("RTFH"). With one regional body, it is anticipated that the merger will unify the countywide effort to help the homeless while operating more efficiently and with more transparency. Chula Vista continues to participate in the RTFH as a member in the full membership meetings and Board meetings. As an ESG entitlement jurisdiction, the RTFH must consult with the City. In 2018, the RTFH will be completing a long term strategy to reduce homeless in San Diego County. In light of the regional approach being undertaken and the establishment of the Chula Vista Homeless Outreach Team, the South Bay Homeless Advocacy Coalition disbanded in 2016.

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Program Implementation Status (2017)

Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
6.1.2 Homeless & "At-Risk Homeless"-Regional Funding	Continue to support regional funding efforts to develop new housing facilities for the homeless and maintain existing facilities and services, including the Regional Continuum of Care Council for San Diego County and its application for funding through the Federal Supportive Housing Program, local FEMA Board, County of San Diego Hotel/Motel Voucher Program and temporary winter shelters.	1	2021	<p>In 2017, HUD implemented the "housing first" model and the Coordinated Entry System ("CES") as best practices in addressing the needs of the homeless. Under the housing first model, barriers to housing are eliminated with the priority to house homeless coming first with no requirements for participation in housing services. The CES is the first step in the housing system that allows for an assessment, using a nationally recognized common assessment tool that seeks to determine the current situation and needs of the individual being assessed. Based on the answers to the questions, the tool is designed to help providers throughout the San Diego match each individual with the most appropriate housing solution depending on their particular circumstances. The CES is a move towards looking at regional approaches to address homelessness and informing local decisions to meet the demand for housing.</p> <p>With the changes in practices, Chula Vista and South Bay Community Services (SBCS) as the primary service agency that provides homeless shelter and services in Chula Vista are continuing to make adjustments to its operations and funding process and priorities.</p> <p>SBCS operates four transitional living programs and the City has continued to allocate on an annual basis CDBG and ESG funds to SBCS for housing services. In 2017, the City funded the housing programs, as well as housing navigation services, tenant based rental assistance and hotel/motel vouchers serving as "bridge" housing for homeless in process of entering into a housing program to be administered by SBCS.</p> <p>The City also provides annual funding for the Rotational Shelter Network program to provide shelter to homeless at various congregational sites throughout the County, including Chula Vista. The City continues to implement a Homeless Outreach Team, including 2 police officers, 1 PERT Clinician and a part time Homeless Outreach Coordinator, along with community clean up of public areas such as parks, sidewalks, and open space areas. The City is partnering with the County of San Diego in the "Project One for All" aimed at housing homeless with Severe Mental Illness and anticipates a coordinated assessment of homeless and placement into housing.</p> <p>See comments in 6.1.1.</p>
6.1.3 Existing & New Emergency Shelters & Transitional Housing	Continue in-kind and financial assistance for existing and new emergency shelters and transitional housing facilities that serve the City by providing technical assistance, siting opportunities, grants, or low cost loans to operating agencies.	1	2021	<p>See comments in 6.1.1 and 6.1.2.</p> <p>The City continues to provide funding to South Bay Community Services (SBCS) to operate its housing programs. SBCS receives \$63,000 annually from the City's Emergency Solutions Grant funding to serve approximately 90 extremely low-income homeless individuals and families that meet HUD's definition of homelessness.</p> <p>In recent years, the City has acquired 3 residential units that are used to provide housing for chronic homeless with mental health issues with wrap around services provided by the County of San Diego's Health and Human Services. Additionally, the City makes available Tenant Based Rental Assistance for another 2 individuals through this program. All units are fully occupied. The City continues to seek opportunities to partner with affordable housing developers for the development of permanent supportive housing.</p>

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Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
6.1.4 Tenant Rental Assistance	Implement a homeless prevention program providing rent subsidies for those at-risk of becoming homeless	1	2021	See comments in 6.1.1 and 6.1.2. Since 2013, the City has contracted with South Bay Community Services (SBCS) to administer housing programs funded through Emergency Solutions Grant (ESG), HOME and CDBG to assist those homeless or at risk of being homeless. SBCS administers the City's Rapid Re-housing program for those households experiencing a recent incident of homelessness (at 30% or less of AMI) for up to 2 years of rental assistance and a Homeless Prevention program for short term assistance not to exceed 3 months. During 2017, the Section 8 program administered by the County of San Diego issued 2,585 vouchers in Chula Vista, 1,079 to elderly and 242 to large families. 26,630 households remain on the waiting list at the end of 2017, the majority of those families (13,786).
6.1.5 Information on Resources for Basic Needs	Distribute informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless. Materials can be distributed on an as needed basis at public/civic center public counters and by City personal in regular contact with homeless or near homeless households.	2	2021	Staff continues to provide updated information on basic resources on the City's website and at the public counters. A Community Resources guide, which provides local and regional contact information for services ranging from emergency shelter and food to legal assistance and health services is available and provided at public counters and used by the CVPD HOT during its weekly outreach and other outreach events to the homeless. The Community Resources Guide, along with many other informational materials, are available at City's Development Services public counter. The City works closely with South Bay Community Services, the lead homelessness agency, and its Homeless Outreach Team to ensure that all informational material is updated on a regular basis and made available to households seeking information and resources. See comments in 6.1.1.
<i>Policy H6.2 - Encourage the development of alternative housing types in locations with easy access to goods, services, transportation, recreation and other appropriate services to accommodate the special needs of seniors, and persons with disabilities.</i>				
6.2.1 Second Dwelling Units	Continue to allow construction of new accessory secondary dwelling units in areas where the units do not compromise the neighborhood character, as defined in Section 19.58.022, Accessory Second Dwelling Units, of the Chula Vista Municipal Code as needed to facilitate and encourage development.	1	2021	In 2017, 13 applications were submitted for accessory second dwelling units. 5 permits were actually issued, 1 withdrawn, and the remaining in process of review and issuance.
6.2.2 Shared Living	Support private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly seniors, students, and single person households. The City can identify the programs offered in the community and assist in program outreach efforts for shared living programs through advertisements in the City's website and placement of program brochures in key community locations.	1	2021	Given the significant need for affordable housing, City policies continue to support alternative housing types and living arrangements. While the City has provided past financial support to social service providers offering shared housing services in 2006, the local social service agency that provided shared living referrals ceased this service. The City has identified a possible partnership with another active shared housing service and is working towards expanding their services within the Chula Vista community as a viable housing option. Continued discussions will occur in 2018.
6.2.3 Co-Housing	Evaluate the viability of co-housing where residents share common facilities (e.g., cooking facilities) and amendments to Title 19 of the Chula Vista Municipal Code and other documents, where appropriate, to facilitate its development.	2	2021	This program is identified as a Level 2 priority. Due to the City's current budgetary reductions, review and amendments of the City's Municipal Code are being completed on an as needed basis. Any proposal to provide co-housing will be evaluated and processed on a project-by-project basis. In 2018, the City has hired a senior planner with the sole task of updates to its zoning code. The City will continue to develop and partner with other agencies and providers regarding other alternative living options and housing types, such as shared housing.

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Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
6.2.4 Accessible Housing Regulations	Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.	1	2021	Title 1 and Chapter 19.14 of CVMC ("Reasonable Accommodations") provides for a formal procedure to consider whether a land use development standard or regulation of the City's can be modified or exempted in order to allow an individual with a disability to occupy their home. In December 2017, the California Tax Credit Allocation Committee adopted regulations for its programs requiring minimum construction standards to address mobility, hearing, vision and other sensory impairments. 10% of units must be made accessible to those with mobility impairments and 4% of units for hearing, vision, or other sensory impairments. TCAC Regulation Sections 10325(f)(7)(K) and 10326(g)(6) require projects to adhere to the provisions of California Building Code Chapter 11(B) regarding accessibility to privately owned housing made available for public use.
Objective H7 - Facilitate the creation, maintenance, preservation and conservation of affordable housing for lower and moderate-income households through comprehensive planning documents and processes, and the provision of financial				
<i>Policy H7.1 - Ensure Chula Vista's plans and policies addressing housing, such as the Zoning Ordinance, Sectional Planning Area Plans, and Specific Plans, encourage a variety of housing product that responds to variations in income level, the changing</i>				
7.1.1 Specific Plans	Develop and consider for adoption Specific Plans for the Southwest Planning Areas in order to implement the housing-related land use policy General Plan Update of 2005.	1	2013-14	The Palomar Gateway District Specific Plan was adopted in August 2013. Since its adoption, there has been development interest in the area. In 2015 a 21-unit residential project was completed at 778 Ada Street. In 2016, four new residential projects were issued building permits. No new residential permits were issued for this area in 2017. In September 2015 the Main Street Streetscape Master Plan was approved by City Council. The Plan will be implemented as funding becomes available and/or as developers develop property along the corridor.
7.1.2 Zoning	Update Title 19 of the Chula Vista Municipal Code, to implement housing-related land use policy contained in the General Plan Update of 2005.	1	2021	Due to the City's current budgetary reductions, review and amendments to Title 19 of the City's Municipal Code (zoning) are being completed on an as needed basis. In 2018, the City will hire a new senior planner position with the responsibility of reviewing and updating Title 19. A focus for the 2018 calendar year will be updates to the City's zoning code consistent with legislative actions affecting residential development in effect as of January 2018. See comments in 7.1.1 and 7.4.1.
7.1.3 Emergency Shelters	The City will amend its Zoning Ordinance within one year of adoption of the Housing Element to address emergency shelters, and permit this use by right, without requiring a CUP, PUD or other discretionary action within identified zones, consistent with Senate Bill 2 (Housing Accountability) enacted in 2007. The zones being considered are the General-Industrial (I-G) and/or Limited Industrial (I-R) zones and the Community Purpose Facility within the Planned Community (P-C) zone.	1	2013-14	An ordinance updating emergency shelters, residential care facilities, and single room occupancy facilities will be taken to the Planning Commission in April and Council consideration shortly following. The City will be looking to complete an update of Title 19 to consider all legislative actions affecting residential development in effect as of January 1, 2018.
7.1.4 Transitional and Supportive Housing	The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing, pursuant to Health and Safety Code Section 50675.2, and supportive housing, pursuant to Health and Safety Code 50675.14, will be permitted as a residential use in all residential uses and subject to the same development standards as the same type of housing units in the same zone consistent with Senate Bill 2 (Housing Accountability) enacted in 2007.	1	2013-14	Transitional housing and supportive housing is permitted as a residential use in all residential uses and subject to the same development standards as the same type of housing units in the same zone consistent with Senate Bill 2. Title 19 of CVMC does not stipulate any further requirements or processes related to such housing types.
7.1.5 Single Room Occupancy (SRO) Units	The Zoning Ordinance does not contain specific provisions for SRO units. The City will amend the Zoning Ordinance to facilitate the provision of SRO's, consistent with the Assembly Bill 2634 (Housing for Extremely Low-Income Households) enacted in 2007.	1	2013-14	Single room occupancy facilities are considered as a hotel/motel use with occupancy considered as a permanent residence and not subject to TOT. Staff is updating the Zoning Ordinance. See comments in Section 7.1.3 above.

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Program Description		Housing Programs Progress Report - Government Code Section 65583.		
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7.1.6 Farmworker Housing	The Zoning Ordinance will be amended within one year of adoption of the Housing Element to comply with Section 17021.5 and 17021.6 of the State Health and Safety Code regarding employee housing.	1	2013-14	There are no lands within the City zoned as agriculture. See comment 7.1.2 related to a comprehensive zoning code update.
7.1.7 Flood Hazard	Pursuant to Assembly Bill 162, amend the safety and conservation elements of the City's General Plan upon adoption of the City's Housing Element to include an analysis and policies regarding flood hazards and management. Upon the amendment of the safety and conservations elements, the City will review the adopted Housing Element to maintain internal consistency and amend the Element as may be necessary.	1	2013-14	The City's Environmental Element contains a policy related to flood hazard management, as well the City's Municipal Code and are consistent with the Housing Element.
<i>Policy H7.2 - Ensure the entitlement process and infrastructure levies do not affect the feasibility of affordable housing development.</i>				
7.2.1 Priority Processing	Continue to implement priority processing of the necessary entitlements and plan checks to expedite the development process for residential developments, which do not require extensive Engineering or environmental review, with at least 15 percent of the units as affordable for very low-and low-income households. Update the expedite policy as may be necessary to encourage the development of affordable housing for lower income households.	1	2021	Chula Vista offers expedited permit processing for certain development projects, including affordable housing. Affordable Housing Developers can request the expedited program to ensure the project is placed into service by the required deadlines established by the funders of the project (i.e. tax credit investors). All affordable housing projects have been provided with this service.
7.2.2 Development Fees	Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. Continue to consider subsidizing, waiving, or deferring fees for affordable units for very low- and low-income households on a case-by-case basis. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs, particularly extremely low and special needs households as allowed by the City's Municipal Code.	2	As requested	See comments in 7.2.1. As needed based upon financial feasibility, the City may offer waiver and/or deferral of certain fees. In 2016, as part of the City's financial assistance to Duetta and Volta senior affordable housing developments, approximately \$2,000,000 in fees were waived/deferred.
7.2.3 Water/Sewer	The City of Chula Vista will provide a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority within 30 days of adoption. The City will also continue with the District to ensure affordable housing developments receive priority water service provision.	1	2013-14; Within 30 days of adoption of the Housing Element	The City provided a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority.
<i>Policy H7.3 - Pursue opportunities to expand financial resources assisting housing development for lower and moderate-income households.</i>				
7.3.1 Pursue Affordable Housing Funding	Continue to utilize the eCivis software program to proactively pursue available Federal or State funding to increase, preserve and enhance housing affordable to low-income households	1	2021	As opportunities become available for funding, the City actively pursues partnerships and as a City to apply for such funding. Past awards include application with SBSC for the Promise Zone designation in November 2013. In 2014 the City of Chula Vista was successful in a grant application for CalHOME funds towards the creation of first-time homebuyer opportunities. The City has partnered with the County of San Diego Health and Human Services Department to provide housing and wrap around services for homeless with mental health illnesses. Staff continues to search for, and apply for affordable housing grant opportunities.
<i>Policy H7.4 - Provide financial assistance and incentives for the preservation and creation of affordable housing to address the underserved financial needs of very low-and low-income households throughout the City.</i>				
7.4.1 Affordable Housing Incentives (aka Density Bonus)	The City has adopted affordable housing incentives regulations to facilitate the development of affordable housing for very low, low, and moderate income households and seniors. This policy provides for a density bonus, incentives and waivers of development standards for housing providing the required number of units for the income qualified households and seniors. Continue to provide incentives for the development of affordable housing and housing for seniors through implementation of these regulations. Market incentives to housing developers via the City's website and the Development Services front counters.	1	2021	See comments in 4.1.2 and 7.1.2. The City of Chula Vista's Density Bonus Ordinance was approved by the City Council on December 11, 2012. The ordinance provides clarity and outlines the State requirements for affordable housing development. Developers of low and moderate income units are encouraged to utilize the incentives available through these regulations as may be needed.

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Program Description		Housing Programs Progress Report - Government Code Section 65583.		
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7.4.2 Public Property	Evaluate the viability of providing affordable housing on City owned property that becomes available or is deemed surplus property.	2	2021	Staff has evaluated its existing inventory of City and/or Agency owned land. The City has limited ownership of land, of which very little is currently suitable for residential development. As opportunities of surplus land become available, the City will continue to evaluate the suitability of such land for residential purposes and the viability for affordable housing.
7.4.3 Affordable Housing in Public or Quasi-Public Zones	Evaluate the appropriateness of allowing affordable housing within public or quasi-public zoning designations, when appropriate.	2	As opportunities arise	See comments in 7.4.1.
Goal H 8 - Ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation.				
<i>Policy H8.1 - Ensure equal housing opportunities to prevent housing discrimination in the local housing market.</i>				
8.1.1 Affirmative Marketing & Leasing	Require affordable housing developments for low-and moderate-income households to comply with the following policies; marketing and leasing efforts, require outreach to minority communities, including advertising in multi-lingual media; require the monitoring of lease and sales efforts for compliance with affirmative marketing; and, require periodic reporting to the Community Development Department on the composition of resident populations in units, income levels and affordability of the units.	1	2021	The City continues to require all developers of affordable housing communities to provide the City with a Marketing Plan, including efforts for affirmative marketing to minority communities. All marketing plans are required as condition of the loan agreement and are subject to review and approval by the City. All deed restricted affordable housing projects are required to conduct a lottery of the waitlist.
8.1.2 Fair Housing Education & Counseling	Continue contracting with a service provider for implementation of programs for broad outreach and education on housing rights to ensure information and materials are available to the entire community through a variety of means, including availability on the City's website and various City and civic buildings, fair housing counseling, and resolution of fair housing complaints. Where appropriate, refer to other agencies, including State and Federal enforcement agencies.	1	2021	The City contracts with Center for Social Advocacy (CSA) to provide outreach and counseling for fair housing issues. Information regarding fair housing education and resources is available on the City's website and at the public counter. CSA conducted several workshops during the year for the benefit of residents and property owners/managers. One such workshop was directed to property managers and held at the Pacific Southwest Association of Realtor office. In addition, the planning process began for the San Diego Regional Analysis of Impediments to Fair Housing Choice. The City is a member of the San Diego Regional Alliance for Fair Housing that consists of 13 participating Cities and the County of San Diego.
Goal H9 - Promote and facilitate early, transparent public input and participation emphasizing community awareness of the City of Chula Vista's goals, tools, available resources and programs for lower income households.				
<i>Policy H9.1 - Encourage meaningful public participation by all segments of the community, including low- and moderate-income residents, the business sector, social service agencies, renters and homeowners, when reviewing and developing City housing</i>				
9.1.1 Public Input & Participation	Continue to incorporate public input and participation in the design and development of City housing plans and policies.	1	2021	The City continues to provide opportunity for public input for all plans, policies and projects. The Development Services Department has an established public participation policy for review of all development projects. Additionally, as a recipient of U.S. Department of Housing and Urban Development funds, the City also has an adopted Citizen Participation Plan for these funding programs. As part of its public outreach and engagement, in developing plans, policies and projects, staff solicits input using various methods such as surveys, meetings with community stakeholder groups, City sponsored community meetings, focus groups, community cafes, and office hours with elected officials and departments. City staff meets on a regular basis with citizen advocacy groups to discuss and address specific neighborhood needs, such as ACCE and Harborside Safety and Revitalization Committee. Outreach tools for publicizing events and information include the use of social media, such as Facebook, Nextdoor, and the City website. Interested persons may also sign up for Council and Commission agendas, new development applications, etc. Specifically for housing related projects, applicants are requested to hold a meeting with neighboring residents and property owners at the onset of a project. As a project moves forward in the construction phase, applicants are requested to provide news and information to interested persons on progress and neighborhood impacts as a result of construction activity.

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Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Priority Level	Timeframe in H.E.	Status of Program Implementation
9.1.2 Limited English Proficiency Policy	Development of a City-wide policy to provide services to persons with limited English proficiency with the goal of providing such persons with better access to verbal and written information provided by the City, specifically related to affordable housing resources and programs for low-and moderate-income households.	1	2021	The City continues to provide bilingual materials for all housing program marketing materials and provides translation services as needed. The City provides translation service language on its website and is evaluating this service for all meeting agendas. All agendas related to Housing and altered agendas include a request for translation services. It is anticipated that in 2018 a more comprehensive policy will be developed with the establishment of the City's Human Relations Commission and participation in the Welcoming Cities initiative.
9.1.3 Housing Resources Information	Develop and maintain outreach or other appropriate marketing materials identifying available housing resources and programs available in the City of Chula Vista, including affordable housing developments, to ensure existing and potential residents are aware of affordable housing opportunities. Information and materials are to be available via the City's website and the Development Services front counters.	1	2021	Staff continues to provide updated housing resource information as needed on the City's website, at the public counters and attends certain community events and meetings to provide information. The City also displays materials from other providers for those related housing services as Fair Housing services, Foreclosure Intervention services, Homelessness services, and community resources at the public counters. City staff hold a number of outreach events to provide technical assistance and information to its residents, business owners, and other community partners. In 2017, staff held information sessions for residential property managers, mobilehome park owners/managers and attended numerous community meetings to provide housing and neighborhood related information.
9.1.4 Annual Housing Report	Provide an annual report to the City Council on the City's existing housing stock and policies in relation to progress in implementing the policies of the Housing Element. The annual report shall also be made available for review in public locations.	1	Annually	Since 2008, the Housing Advisory and Mobilehome Rent Review Commissions have met annually to review Housing Element progress made during the previous year. It is anticipated that the groups will meet again this April in their annual joint meeting to discuss relevant housing issues to each group. In addition, the City Council is presented with the report annually in an open public meeting.