

HOUSING ELEMENT 2014 ANNUAL PROGRESS REPORT
EXECUTIVE SUMMARY

Some significant facts about affordable housing efforts during the 2014 calendar year (January 1, 2014 – December 31, 2014) include:

New Development

- Lofts on Landis building permits were issued for 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. Completion is anticipated in 2015.
- Through two inclusionary agreements in Eastern Chula Vista, a total of 21 moderate-income units were issued building permits.

Building Standards (Conservation/Energy Efficiency)

- 1,090 residential and commercial buildings met the citywide Green Building Standard requiring a 20% reduction in potable water use and 15-20% higher energy efficiency standards.

Rental Activities

- Rehabilitation was completed on 100 units at Kiku Gardens (aka Garden Villas) and 184 units at Congregational Tower providing low income rental opportunities to seniors for another 55-years.
- Section 8, administrated by the County of San Diego, provided 3,224 vouchers to Chula Vista households.
- City acquired and rehabilitated one property in Western Chula Vista utilizing HOME for low-income households.
- Code enforcement staff inspected 892 rental units in 222 complexes through the City's Rental Housing Program and through Title 25 inspected 148 units within nine mobilehome parks.
- Code enforcement staff also responded to 486 residential complaints during 2014, for unpermitted construction on condos and single-family dwellings (rentals and owner-occupied).

Homeowner/Homebuyer Activities

- Code enforcement staff registered 5,666 properties in the Residential Abandoned Properties Program (RAPP) since the ordinance was adopted in August 2007.
- Two low income households received down payment assistance through the First Time Homebuyer program.
- The City was awarded \$1,000,000 in CalHOME funds for First-Time Homebuyer financing.

Preventing Homelessness

- The City was the lead agency in planning and coordination of the third annual Project Connect event in the South Bay. The one day event connected over 100 homeless or near homeless individuals and families with services and programs ranging from social service benefits, haircuts, medical attention and food services.