



City Council Takes Action to Improve Affordable Housing Availability

The Chula Vista City Council has voted to ensure that current residents have priority for future affordable housing, especially if they have been displaced by circumstances beyond their control.

Council members in May unanimously approved amendments to the municipal code to create a better understanding of developer requirements and incentives to build more affordable housing units.

Among the changes is a reduction in the threshold for the City's inclusionary housing policy. Effective July 1, new housing developments with 20 units or more are required to set aside 10 percent for affordable housing. Currently the income requirement for a family of four to qualify for affordable housing under the inclusionary program is \$121,250 to \$143,400. In addition to income requirements, affordable housing developments will now be required to prioritize applicants at the greatest risk of displacement and those already living or working in Chula Vista.



The Council set the following preferences:

- First preference would be given to Chula Vista residents displaced due to government action or individuals referred by the Housing and Homeless Services Department;
- Second preference would be given to tenants within two years of being issued a no-fault termination of tenancy;
- Third preference would be given to Chula Vista residents and workers; and
- Fourth preference would be given to all other eligible members of the public

The Housing and Homeless Services Department has also initiated several programs to increase the number of people who are housing insecure moving into permanent housing. This new addition to the municipal code allows those residing in a City-owned shelter or other individuals actively seeking permanent housing and currently receiving assistance through a program administered by the department to receive priority for new affordable units. Staff stated that current first-come, first-served waitlists favored certain demographic groups or applicants who are close with developers or property management agencies.

A couple of approved financial changes also strengthen the City's oversight of affordable housing. One is altering the in-lieu fee to a square footage basis and applying different rates to for-sale and rental products. Previously, the City charged based upon the number of units, and this change is more in alignment with industry standards of what other cities calculate.

Further Council action updated the City's housing authority over mortgage revenue bonds. The City will now be the bond authority in most instances, ensuring that housing is maintained properly and serving the intended population.

Staff recommendations were brought to the City Council after a 10-month review process that included review and feedback from key stakeholders, including the Planning Commission, the Housing and Homeless Advisory Commission, the Building Industry Association, and the Development Oversight Committee.

For more information, visit the City's [Housing and Homeless Services Department webpage](#).