

Appendix B

Accomplishments: 1999-2005 Housing Element

Summary of Program Accomplishments

The 1999-2004 Housing Element was extended by State legislation for one year to June 30, 2005. Therefore, the City has one additional year to accomplish the objectives and targets established in the 1999-2004 Housing Element. Table B-1 provides a summary of the City's accomplishments over the last six years.

Table B-1
Summary of Program Accomplishments

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<i>Priority 1.1: Conserve and Improve Existing Affordable Housing</i>		
Residential Rehabilitation <ul style="list-style-type: none"> • Single-Family Rehabilitation • Exterior Enhancement • Home Works! • Mobile Home Rehabilitation Grant 	<ul style="list-style-type: none"> • Provide rehabilitation assistance to 50 households through the Housing Rehabilitation Loan Program (Single Family Residential Rehabilitation and Exterior Enhancement components), and through Home Works! • Assist 15 to 16 mobile home owners annually through the Mobile Home Rehabilitation Grant Program. • Vistans Revitalizing Our Community (Vistans ROC) 	<p>A total of 68 (66 mobile home/2 single-family) households received assistance through the Housing Rehabilitation Loan Program. Of the total number of homes assisted, 30 were through the Mobile Home Rehabilitation Grant program that ended in 2003.</p> <p><u>Continued Appropriateness:</u> The City recognizes the importance of preserving the existing affordable housing stock, particularly in light of the current housing market conditions. This is included in the 2005 Housing Element as Program 1 (Citywide Residential Rehabilitation Loan Program).</p>

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Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>Mobile Home Park</p> <ul style="list-style-type: none"> • Mobile Home Park Zoning • Mobile Home Park Accord • Transfer of Mobile Home Park Ownership 	<ul style="list-style-type: none"> • Continue to administer the Mobile Home Park Accord and seek to involve additional parks in the Accord. • Continue to assist non-profits and/or residents to purchase mobile home parks. 	<p>Pursuant to State law, the City continued to offer Mobile Home Park Zoning as a means of preserving viable parks. The Mobile Home Park Accord continued to offer affordable space rents and consistent terms for mobile home residents (through the model lease program).</p> <p>In 2005, Sycamore Creek Mobile Home Park was closed, resulting in the loss of 86 units (103 bedrooms). Relocation and replacement plans were prepared and implemented (see also discussion under Relocation and Replacement Housing Plans).</p> <p>The City assisted in the purchase and rehabilitation of two mobile home parks by nonprofits (Caritas Corp.). As a result, 53 mobile home units were preserved. (Combined between Vista Manor and Estrella del Oro mobile home parks, 142 of the 266 units are income and rent restricted)</p> <p><u>Continued Appropriateness:</u> This program continues to serve as a means of offering affordable housing for low income households, particularly the seniors. This program is included in the 2005 Housing Element as Program 5 (Mobile Home Accord Program).</p>

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Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>Rental Assistance</p> <ul style="list-style-type: none"> • Section 8 • Tenant-Based Rental Assistance • Mobile Home Rental Assistance 	<ul style="list-style-type: none"> • Continue to participate in San Diego County Housing Authority Section 8 Voucher Program and will support the County in any future applications to HUD for additional Section 8 allocation. • Continue to administer the HOME-funded TBRA Program with the goal of providing rental assistance to 21 households. • Provide funding for rental assistance to serve 100 households through the Vista Mobile Home Assistance Program. 	<p>As of May 2005, 499 households (including 99 senior households) in Vista were receiving Section 8 rental assistance through the County of San Diego Housing Authority. The City continued to offer the TBRA program. In addition, 90 households were assisted through the Vista Mobile Home Assistance Program.</p> <p><u>Continued Appropriateness:</u> This program continues to provide very low mobile home owners assistance with space rent as a means of offering affordable housing for low income households. This program is included in the 2005 Housing Element as Program 8 (VMAP-Vista Mobile Assistance Program).</p>
<p>Home Sharing</p>	<ul style="list-style-type: none"> • Assist North County Lifeline to achieve 8 home sharing matches annually. 	<p>This program was discontinued because of its high per-unit cost and the City is no longer able to receive Housing Element credits for households assisted. The multi-jurisdictional nature of the program is also difficult to coordinate.</p>

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Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>Preservation of At-Risk Housing</p> <ul style="list-style-type: none"> • Monitor Units at Risk • Work with Potential Purchasers • Tenant Education • Assist Tenants to Obtain Section 8 • Refinance Mortgage Revenue Bonds 	<ul style="list-style-type: none"> • Monitor the status of HUD Notices of Intent and Plans of Action filed by property owners; identify non-profit organizations as potential purchasers/managers of at-risk housing units; explore potential funding sources for preservation/ replacement; and assist tenants to apply for priority status in the Section 8 program upon notification of owners' decision to discontinue low-income use. • Explore the refinancing of mortgage revenue bonds for bond-financed, income and rent restricted units in Vista as bond projects' terms finish. • Security Deposit Program • Emergency Rent Assistance 	<p>The deed restriction associated with mortgage revenue financing for Pepperwood Apartments expired in 2005 and the 49 units at this 246-unit development are no longer required to be rent-restricted. Rancho de Cortez extended its Section 8 contract until 2006. This development continues to be at high risk of converting to market-rate housing.</p> <p><u>Continued Appropriateness:</u> This program is important to preserving affordable housing in the City and is included in the 2005 Housing Element as Program 10 (Preservation of Assisted Housing at Risk of Converting to Market Rate). The program is updated to reflect the current list of "at-risk" housing projects during the 2005-2015 planning period for at-risk analysis.</p>
<p>Relocation and Replacement Housing Plans</p>	<ul style="list-style-type: none"> • Implement the required relocation and replacement housing plans as necessary. 	<p>According to the FY 2004 - FY 2008 Redevelopment Implementation Plan, Agency actions destroyed or removed 263 bedrooms that must be replaced with affordable units. A total of 345 bedrooms have been provided, more than adequate to meet the Agency's replacement obligation.</p> <p><u>Continued Appropriateness:</u> Relocation and replacement assistance is required by law and is not considered a Housing Element Program. This program is removed from the 2005 Housing Element. Relocation and replacement obligations are reported in the Agency's annual report to HCD.</p>

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Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
Condominium Conversion	<ul style="list-style-type: none"> Continue to administer the existing Condominium Conversion Ordinance to protect the stock of affordable rental housing and the rights of low-income tenants. 	<p>The City continued to implement its condominium conversion ordinance.</p> <p><u>Continued Appropriateness:</u> No specific actions are proposed for the 2005-2010 period, and continued implementation of this ordinance is not considered a Housing Element program. This program is removed from the 2005 Housing Element.</p>
<i>Priority 1.2: Provide Adequate Residential Sites</i>		
Target Housing Site	<ul style="list-style-type: none"> Rezone the Hacienda site for residential development to provide additional opportunities for affordable housing development. 	<p>The City rezoned this site in 2000 to Specific Plan Implementation, allowing single-family residential developments. This site was zoned for commercial and estate residential (minimum one-half acre) lots.</p> <p><u>Continued Appropriateness:</u> This program is revised to reflect the updated residential sites inventory, and is included in the 2005 Housing Element as Program 11 (Residential Sites Inventory).</p>

**Table B-1
Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>Homeless Shelters and Transitional Housing</p> <ul style="list-style-type: none"> • Sites for Transitional Housing (six or fewer) • Sites for Transitional Housing/Emergency Shelters (seven or more) 	<ul style="list-style-type: none"> • Continue to seek a site for a permanent regional shelter either within Vista or the nearby North County region. • Revise the zoning code to more clearly define and provide for emergency shelters in order to facilitate future establishment of a permanent emergency shelter. 	<p>While the City did not establish a permanent regional shelter for the homeless, the City continued to provide assistance to the Winter Shelter program using CDBG funds. Recently, the North County Solutions for Change in Vista was completed, offering a 32-unit transitional housing facility for homeless families.</p> <p>The City also assisted Operation Hope to establish and operate an emergency winter shelter in FY 2004/05 and FY 2005/06.</p> <p>The City approved a 40-bed transitional housing facility in November 2005 to operate for a ten-year period.</p> <p>The City also adopted the Homeless Strategy of Prevention, Intervention and Stabilization to target funds/programs aimed at assisting homeless families and individuals.</p> <p>The City has not yet revised the Zoning Ordinance to specifically address the siting of emergency shelters.</p> <p><u>Continued Appropriateness:</u> This program continued to be appropriate in addressing the housing needs of the homeless and those at-risk of being homeless. This program is included in the 2005 Housing Element as Program 17 (Homeless Shelters and Transitional Housing) with specific timeframe for accomplishing amendment to the Zoning Ordinance.</p>

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Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<i>Priority 1.3: Assist in Affordable Housing Production</i>		
Inclusionary Zoning Ordinance	<ul style="list-style-type: none"> Undertake a thorough review of affordable housing performance under the current Inclusionary Zoning Ordinance, and make appropriate revisions to enhance the Ordinance’s effectiveness. 	<p>The City has stopped allowing the payment of in-lieu fees as an option of fulfilling the inclusionary housing requirement, requiring developers to provide units on site.</p> <p><u>Continued Appropriateness:</u> The City will continue to implement the Inclusionary Zoning Ordinance. Periodically, the City will review its inclusionary requirements for appropriateness to ensure the ordinance facilitate and encourage the development of housing, particularly those affordable to low and moderate income households. This program is included in the 2005 Housing Element as Program 12 (Inclusionary Zoning Ordinance).</p>
Financial Assistance for Affordable Housing Development <ul style="list-style-type: none"> Land Assemblage and Write-Down Direct Financial Assistance 	<ul style="list-style-type: none"> Support the development of 150 units of affordable housing through land write-downs and direct financial assistance. 	<p>Between 1999 and 2005, the City provided financial assistance to 68 affordable housing units (25 very low income and 43 low income). Specifically, the Cedar/Nettleton Apartments project was completed (68 apartments, Vista, 9/96-5/99) in two phases. The project also included new construction of townhome family apartments (including homeless families) and a child care center.</p> <p><u>Continued Appropriateness:</u> Given the market conditions in San Diego region, land write-downs and direct financial assistance represent significant contributions to affordable housing development. Consistent with the Agency’s Redevelopment Implementation Plan, this program will be continued in the 2005 Housing Element as Program 13 (Financial Assistance for Affordable Housing Development).</p>

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Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<p>Multi-Family Acquisition and Rehabilitation</p>	<ul style="list-style-type: none"> • Pursue implementation of a program for acquisition/rehabilitation of multi-family housing that would include partnering with a non-profit developer and providing funding using Redevelopment-Set-Aside funds. • Focus the program in the Vista Townsite to complement the area’s Neighborhood Revitalization Strategy. 	<p>This program was not implemented due to market conditions.</p> <p><u>Continued Appropriateness:</u> Consistent with the Consolidated Plan, the program is included in the Housing Element as potential activities (Program Acquisition and Rehabilitation of Multi-Family Housing).</p>
<p>Vista Home Ownership Programs</p> <ul style="list-style-type: none"> • Downpayment Program • Renter/Buyer Program • FHA/203K Program • Least-to-Own Program 	<ul style="list-style-type: none"> • Provide assistance to 15 households annually through Vista Home Ownership Programs (VHOP). 	<p>Real estate prices in San Diego region soared during the last few years, making homeownership unattainable to many lower income households. The home prices often exceeded the maximum home values permitted by most funding programs and few households were able to qualify for loans even with public assistance. Furthermore, the level of assistance required has continued to increase, reducing the number of households that could be assisted given limited and diminishing funding resources. Overall, the City assisted 51 (not including Mortgage Credit Certificate) households achieve homeownership between 1999 and 2005.</p> <p><u>Continued Appropriateness:</u> This program continues to be an important component of the City’s strategy for expanding affordable housing opportunities and is included in the 2005 Housing Element as Program 14 (Vista Home Ownership Program). However, the annual goal has been revised to reflect current market conditions and funding availability.</p>

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Program	Proposed Actions	Accomplishments/ Continued Appropriateness
Mortgage Credit Certificates	<ul style="list-style-type: none"> Continue to participate in the MCC program. The City estimates receiving at least 50 certificates over the five-year period. 	<p>Due to the escalating home prices in the San Diego region, few lower and moderate income households were able to utilize the MCC program to obtain homeownership. Between 1999 and 2005, 27 households purchased homes in Vista using MCC.</p> <p><u>Continued Appropriateness:</u> While limited in use, the MCC program represents an addition option to some households (particularly those with incomes between 120 and 140 percent of the AMI). This program will be integrated with other home ownership programs and included in the 2005 Housing Element as Program 15 (Mortgage Credit Certificates).</p>
Priority 1.4: Remove Potential Governmental Constraints		
Zoning Ordinance	<ul style="list-style-type: none"> Continue to monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development. 	<p>The City revised the Zoning Ordinance in 2003 to incorporate new State requirements for second units.</p> <p><u>Continued Appropriateness:</u> The City will continue to monitor its development standards to ensure such standards do not unduly constrain the development of housing. This program is included in the 2005 Housing Element as Program 18 (Zoning Ordinance).</p>

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Program	Proposed Actions	Accomplishments/ Continued Appropriateness
Development Fees	<ul style="list-style-type: none"> Continue to monitor all residential development fees to assess their impact on housing costs, and may offer financial assistance to affordable housing projects to offset the cost impact of development fees. 	<p>The City participated in the 2005/06 BIA survey of building and development fees charged by jurisdictions in the San Diego region. In general fees charged by the City are considerably lower than neighboring jurisdictions.</p> <p><u>Continued Appropriateness:</u> The City will continue to monitor its development fees to ensure such fees do not unduly constrain the development of housing. This program is included in the 2005 Housing Element as Program 19 (Development Fees).</p>
Planned Residential Development	<ul style="list-style-type: none"> Continue to encourage flexibility in density and design through the Planned Residential Development (PRD) Ordinance. 	<p>The City continued to offer the PRD zoning to achieve flexibility in design, type, and density.</p> <p><u>Continued Appropriateness:</u> The City will continue to offer flexibility in development standards through the PRD zoning. No specific actions are proposed for the 2005-2010 period, and continued implementation of this ordinance is not considered a Housing Element program. This program is removed from the 2005 Housing Element.</p>
Expedited Project Review	<ul style="list-style-type: none"> Continue to prioritize the review of affordable housing projects and streamline the permitting process. 	<p>The City continued to offer priority processing for affordable housing projects.</p> <p><u>Continued Appropriateness:</u> The City will continue to offer priority processing for affordable projects. No specific actions are proposed for the 2005-2010 period. This program is removed from the 2005 Housing Element.</p>

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Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<i>Priority 1.5: Promote Equal Housing Opportunities</i>		
Fair Housing	<ul style="list-style-type: none"> • Continue to comply with the fair housing planning requirements of the CDBG and HOME programs, including updating the Analysis of Impediments (AI) to Fair Housing Choice every five years and incorporating actions to address any impediments in its annual Action Plans to HUD. • Participate in the regional Fair Housing Assessment being conducted region-wide in 2000. • Address impediments as identified in the San Diego Regional Analysis of Impediments to Fair Housing 	<p>The City participated in the 2000 Regional Fair Housing Assessment and the 2005 update of the Assessment. To further fair housing, the City continued to contract with a fair housing service provider to offer fair housing services and tenant/landlord counseling.</p> <p><u>Continued Appropriateness:</u> The City will continue to comply with State and Federal fair housing laws. This program is included in the 2005 Housing Element as Program 20 (Fair Housing).</p>

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Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<i>Priority 2.1: Evaluate Support Facilities and Service Needs of the Homeless and Near Homeless, and Identify Appropriate Agencies and Resources</i>		
Continuum of Care for the Homeless	<ul style="list-style-type: none"> • Close the gaps in homeless services, with the continuum of service model, including increasing outreach to day laborers and farm workers, establishing a regional permanent 24-hour emergency shelter, maintaining an employment center, and developing transitional housing. Maintain present level of homeless services. • Continue to fund social service agencies who serve Vista’s homeless population with a goal of serving 11,000 individuals annually. • Utilize Redevelopment-Set-Aside funds to provide permanent affordable housing through new construction and multi-family acquisition/rehabilitation. 	<p>Using CDBG funds, the City offers a range of homeless and supportive services for the homeless and those at risk of becoming homeless. Annually, 15 percent of the CDBG funds are used to support various service agencies that serve residents with special needs. Approximately 10,000 residents are served annually through the homeless programs and other supportive services.</p> <p>Between 1999 and 2005, the Agency utilized Redevelopment Set-Aside funds to provide affordable housing through new construction and acquisition/rehabilitation. A total of 68 affordable units were created during this period.</p> <p><u>Continued Appropriateness:</u> The City recognizes the importance of assisting the most vulnerable segment of its population and will continue to perfect the continuum of care for the homeless and those at risk of becoming homeless. However, this is a supportive service program and is included in the City’s Consolidated Plan.</p>

**Table B-1
Summary of Program Accomplishments**

Program	Proposed Actions	Accomplishments/ Continued Appropriateness
<i>Priority 3.1: Provide Housing Assistance and Supportive Services to Lower Income Households with Special Needs</i>		
Supportive Services	<ul style="list-style-type: none"> Provide case management services and basic essentials to seniors, homeless and disabled. 	<p>Through its CDBG program, the City continued to provide case management and other services for the elderly, homeless, and disabled.</p> <p><u>Continued Appropriateness:</u> No specific actions are proposed for the 2005-2010 period. Supportive services for the homeless and those with special needs are addressed through the City’s continuum of care system as outlined in the Consolidated Plan. This program is removed from the 2005 Housing Element.</p>
Special Needs Housing	(Program actions established as part of other housing programs that expand and preserve affordable housing opportunities.)	<p>No specific actions were proposed in the Housing Element but are identified in the 2004-2009 Consolidated Plan.</p> <p><u>Continued Appropriateness:</u> No specific actions are proposed for the 2005-2010 period. This program is removed from the 2005 Housing Element.</p>

Progress toward RHNA

According to SANDAG, Vista's share of regional housing growth for the 1999-2004 period is 2,744 units. Since the Housing Element period was extended by State law to June 30, 2005, the City has one additional year to achieve its RHNA. Table B-2 below summarizes the City's progress in housing construction since July 1, 1999. Between 1999 and 2002, the housing stock increased by fewer than 300 units, including 68 units of very low income housing. Given the market conditions at the time, some single-family homes constructed would realistically be affordable to moderate income households. However, without historical market data, these units are not categorized as moderate income housing in Table B-2. Overall, the City achieved 36 percent of its RHNA for the 1999-2005 period, including 17 percent of its very low income assessment and 5 percent of its low income assessment.

Table B-2
Progress toward Meeting the RHNA

Year	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
1999 (since 7/1) - 2002	68	0	0	225	293
2003	0	5	0	213	218
2004	32	3	0	101	136
2005 (up to 6/30)	0	16	0	319	335
Total	100	24	0	858	982
RHNA	576	467	631	1,070	2,744
% of RHNA	17.4%	5.1%	0.0%	80.2%	35.8%