Review of the Needs of Older Adults and Seniors in Chula Vista and the South Bay

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Prepared for
Community Congregational
Development Corporation

About LeSar Development Consultants

LeSar Development Consultants (LDC) is a mission-driven consulting firm that specializes in working with public, private, nonprofit, and philanthropic sector leaders to address complex public policy and planning issues with innovative and pragmatic solutions that support the development of physically, economically, and environmentally resilient communities. With our team's diverse expertise—which ranges from banking and real estate development to public sector and nonprofit management and strategic communications—we excel at aligning diverse interests to invest in large-scale, lasting social change. Founded in 2005 by Jennifer LeSar, LDC is a certified W/SBE with offices in San Diego, Los Angeles, and the Bay Area. To learn more about LDC, please visit www.lesardevelopment.com.

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Purpose

This community scan synthesizes data on the demographic characteristics of seniors in Chula Vista, what types of programs and services are available in the community, and gaps in programs and services that CCDC can help fill based on where its priorities align with community needs.

Methodology

To help CCDC understand the landscape of organizations serving older adults and seniors primarily in Chula Vista as well other areas of the South Bay, LDC conducted a review of existing sources of data about needs related to its priority areas: housing, transportation and mobility, and social isolation. These data include:

- Characteristics of the population of older adults and seniors living in Chula Vista as compared to data from 2-1-1 San Diego and the Community Information Exchange (CIE). 2-1-1 San Diego is the regional resource and information hub for people seeking access to housing, health, and social services. The CIE is a care planning network that enables partners to integrate and access data from multiple sources to proactively plan for holistic, person-centered care.

- Housing and homelessness programs and services, existing plans, and unmet needs, including those related to accommodations to support older adults with individuals to age in place.

- Transportation programs and services, existing plans, and unmet needs.

- Community and social engagement programs and services, including senior centers, existing plans, and unmet needs.

- Current sources of Federal, State, County, and City funding related to housing, transportation, and community and social engagement programs.

This report summarizes those findings and identifies gaps in programs and services that CCDC funding could help to fill.

Community Planning for the Needs of Seniors and Older Adults

Recognizing that the number of people age 65 and over in the San Diego region is expected to double by 2030, in 2016 The San Diego Foundation partnered with the AARP and the World Health Organization (WHO) to support regional communities in joining the WHO Global Network for Age-Friendly Cities.[1] The City of Chula Vista, which is expecting the population over age 55 to double from 16% to 32% and the population over age 85 to increase 200%, was the first City in the region to commit to the Age-Friendly Communities Program and develop a plan to meet the needs of older adults.[2]

Population by Year, Age Span
Source: Series 13 Regional Growth Forecast (SANDAG)
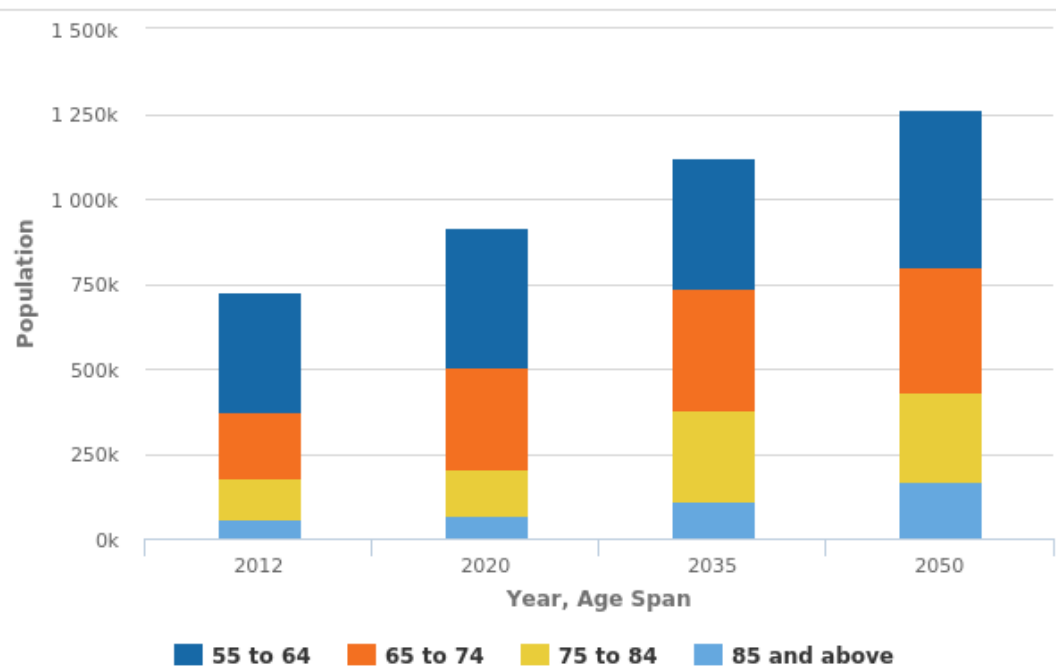
The Age-Friendly program focuses on enabling the growing population of older adults in the San Diego region to age in place while remaining independent and connected to their communities by developing and implementing programs to achieve goals in eight domains of livability, the first five of which align with CCDC's priorities:

1. **Outdoor spaces and buildings:** accessible indoor and outdoor gathering places
2. **Transportation:** improved walkability, bicycle lanes, and public transit for those who do not drive

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[1] The San Diego Foundation. (ND). Age-Friendly Communities. Retrieved from https://www.sdfoundation.org/programs/programs-and-funds/age-friendly-communities/
[2] City of Chula Vista. (July 10, 2018). Chula Vista: Creating an Age-Friendly City. Retrieved from https://www.chulavistaca.gov/home/showdocument?id=17737

3. **Housing:** increasing the availability of housing and making accommodations to housing that enable residents to age in place or access housing within the community
4. **Social participation:** accessible, affordable social activities to reduce isolation
5. **Respect and social inclusion:** valuing what older adults offer through intergenerational gatherings
6. **Civic participation and employment:** work or volunteering that values older adults' skills and experience
7. **Communication and information:** multiple ways to share information to meet the needs of those who do and those who do not use technology
8. **Community and health services:** accessible health services and social services

Social Determinants of Health Framework

Essentially, both the City of Chula Vista and the greater San Diego region have adopted a Social Determinants of Health (SDOH) approach, which recognizes the non-medical factors—the everyday physical, socioeconomic, and behavioral influences—that determine our health as opposed to focusing on health care alone. CCDC's interests in housing, transit, and social participation—and potentially in supporting needs related to food insecurity—create unique opportunities to explore areas of synergy between the City, local nonprofits and community groups, and philanthropic funders.

40% SOCIO-ECONOMIC FACTORS — Education, Job Status, Family/Social Support, Income, Community Safety

30% HEALTH BEHAVIORS — Tobacco Use, Diet & Exercise, Alcohol Use, Sleep Habits, Social Connectedness

20% HEALTH CARE — Access to Care, Quality of Care

10% PHYSICAL ENVIRONMENT — Air/Water Quality, Housing/ Transit
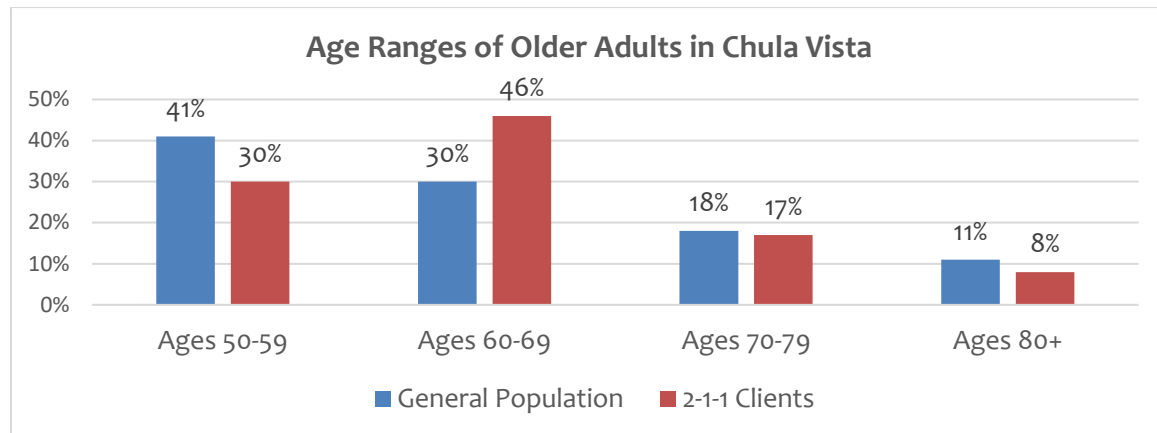
Source: Bridgespan Group

Demographics

The City of Chula Vista, which has a population of 266,468, is the second largest city in the County of San Diego. Data from the U.S. Census Bureau shows that adults over the age of 60 comprise 17% of the population of the City of Chula Vista, with an additional 12% of adults ages 50-59.[3]

This section of the report compares data on the 76,930 adults over the age of 50 in the general population to a subpopulation of 1,881 older adults who are 2-1-1 San Diego clients, including 1,321 who have consented to share their client records within the Community Information Exchange (CIE).[4, 5] Data on this subpopulation was obtained from 2-1-1 San Diego/CIE. This section also includes information on households experiencing homelessness using data from the Regional Task Force on the Homeless.

AGE AND GENDER

Of the total adults over age 50, 54% identify as female and 46% are male. When narrowing the criteria to adults over age 65, the percentage of adults who identify as female increases by 3% and the percentage of males drops accordingly.[6] The percentage of adults ages 50-59 that are 2-1-1 San Diego/CIE clients is significantly lower (11%) than in the general population; however, the percentage of adults ages 60-69 that seek support through 2-1-1 San Diego is 16% higher than the general population.[7]

Age Ranges of Older Adults in Chula Vista

Age Range	General Population	2-1-1 Clients
Ages 50-59	41%	30%
Ages 60-69	30%	46%
Ages 70-79	18%	17%
Ages 80+	11%	8%

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[3] U.S. Census Bureau. (2018). American Community Survey Five-Year Estimates Data Profiles, DP05.
[4] Ibid.
[5] 2-1-1 San Diego/CIE Information Systems. (2018). Community Information Exchange Client Profile Report. Clients 55+ Living in Chula Vista January 1, 2018-December 31, 2018.
[6] U.S. Census Bureau. (2018). American Community Survey Five-Year Estimates Data Profiles, S0101.
[7] 2-1-1 San Diego/CIE Information Systems. (2018).

RACE AND ETHNICITY

Individuals who identify as Hispanic/Latino and White/Caucasian are the two largest groups of adults over the age of 55 in Chula Vista. The percentage of Black/African American and Hispanic/Latino older adults that are 2-1-1 San Diego/CIE clients is disproportionate to their representation in the general population. Specifically, the percentage of Black/African American clients is more than double the general population, and the percentage of Hispanic/Latino is nearly 40% higher. Notably, the percentage of White/Caucasian and Asian/Pacific Islander individuals calling 2-1-1 for services is significantly lower than their representation in the general population. [8, 9]

Race/Ethnicity of Older Adults in Chula Vista

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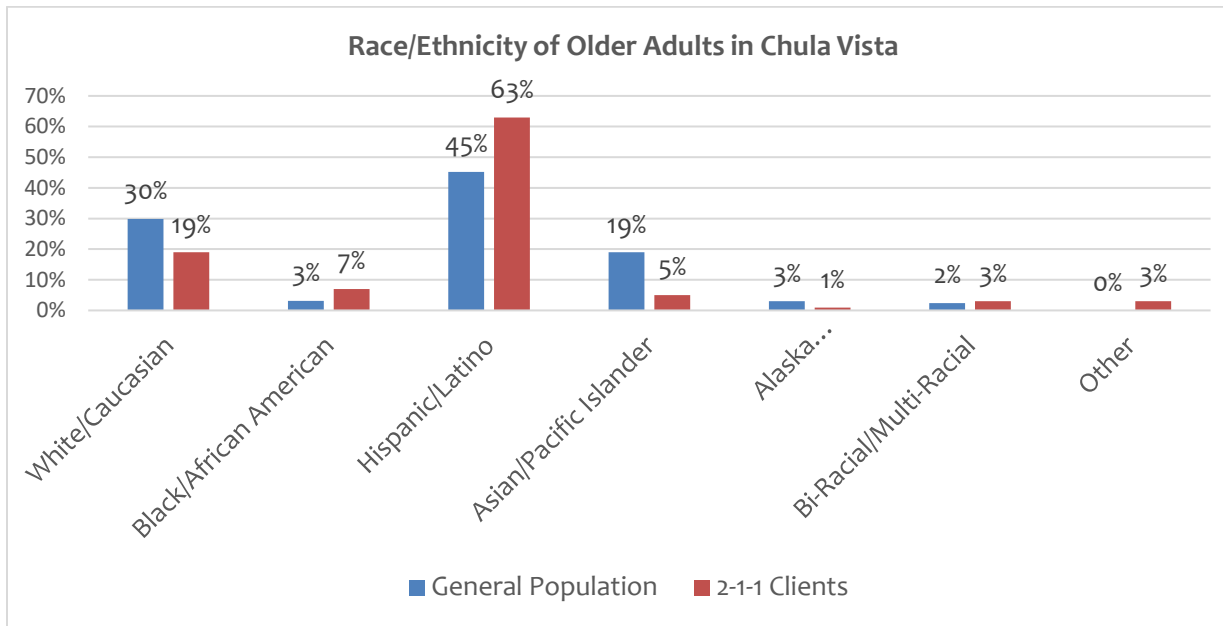
[8] U.S. Census Bureau. (2018). American Community Survey Five-Year Estimates Data Profiles, B01001B-I.
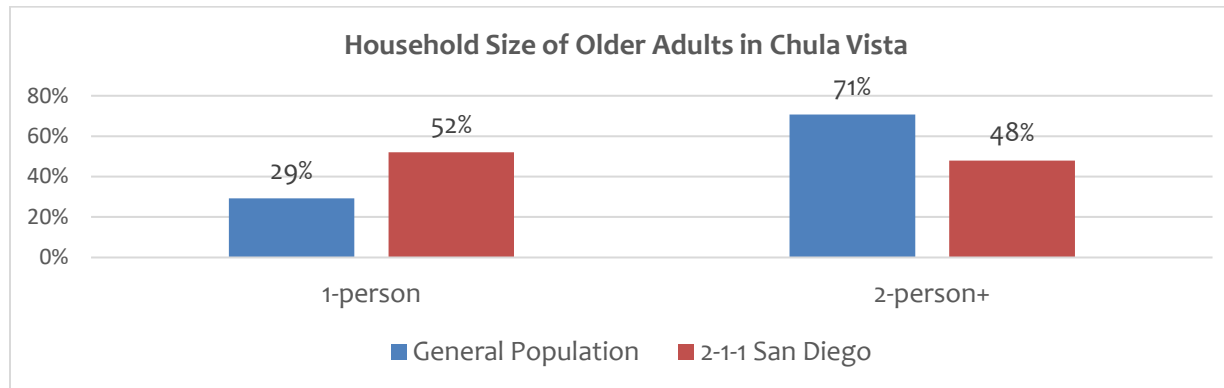[9] 2-1-1 San Diego/CIE Information Systems. (2018).

MILITARY/VETERAN STATUS

The City of Chula Vista is home to more than 16,000 military service members or veterans over the age of 55, representing 8% of the general population.[10] The percentage of military service members and veterans who are 2-1-1 Sa Diego/CIE clients is slightly higher at 10%.[11]

HOUSEHOLD SIZE AND COMPOSITION

Approximately 8,200 Chula Vista residents over age 55 live alone, including 59% who are homeowners and 41% who are renters.[12] More than 76% of older adults living in a household of two or more people are homeowners, and approximately 24% are renters. The chart below shows that a significantly higher portion of 2-1-1 San Diego/CIE clients are in one-person households. More than 10% are in households of four or more people.[13]

Household Size of Older Adults in Chula Vista

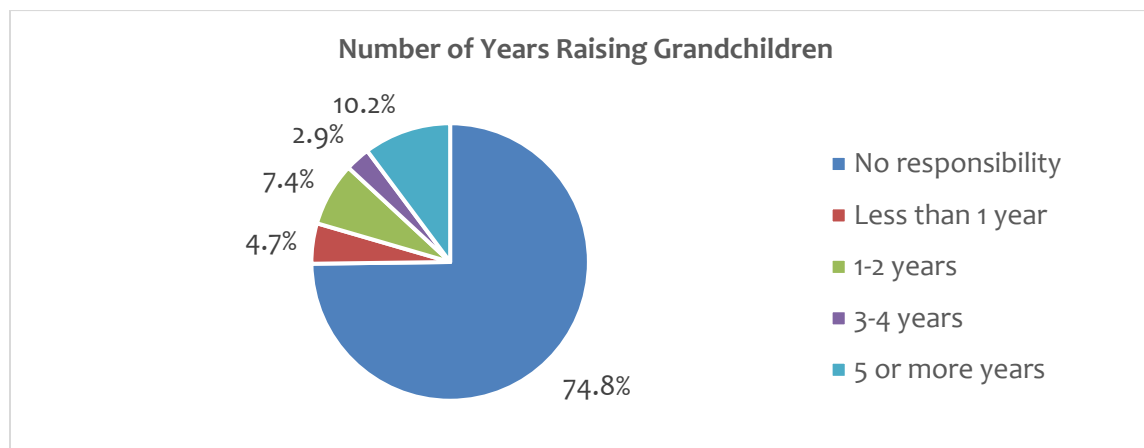|	1-person	2-person+
General Population	29%	71%
2-1-1 San Diego	52%	48%

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[10] U.S. Census Bureau. (2018). American Community Survey Five-Year Estimates Data Profiles, B21001.
[11] 2-1-1 San Diego/CIE Information Systems. (2018).
[12] U.S. Census Bureau. (2016). American Community Survey Five-Year Estimates Data Profiles.
[13] 2-1-1 San Diego/CIE Information Systems. (2018).

In addition, more than 9,593 older adults live in a household with their grandchildren, with just over a quarter of them responsible for raising their grandchildren, including 10.2% who have been raising their grandchildren for 5 or more years. Of the more than 2,400 grandparents raising grandchildren, 67% are female and 64% are married.[14]

Number of Years Raising Grandchildren

- 10.2%
- 2.9%
- 7.4%
- 4.7%
- 74.8%

Legend:
- ■ No responsibility
- ■ Less than 1 year
- ■ 1-2 years
- ■ 3-4 years
- ■ 5 or more years

HOMELESSNESS

The 2019 Point-In-Time Count identified 321 individuals in the City of Chula Vista experiencing homelessness, including 242 who were sheltered, 49 in transitional housing, and 30 in emergency shelter.[15]

The Regional Task Force on the Homeless also maintains a dashboard of individuals experiencing homelessness over the course of a year. In 2019, 253 people in 116 households experiencing homelessness received support from the homelessness services system. This includes 14 individuals over the age of 55. Data on services provided and exits from the homelessness services systems specific to older adults is not readily available. Within population experiencing homelessness within Chula Vista, 103 individuals were provided emergency shelter, 62

[14] U.S. Census Bureau. (2018). American Community Survey Five-Year Estimates Data Profiles, DP02: Selected Social Characteristics in the United States. Retrieved from https://data.census.gov/cedsci/table?q=United States&t=Families and Living Arrangements&g=1600000US0613392&tid=ACSDP5Y2018.DP02
[15] Regional Task Force on the Homeless. (2019). 2019 Annual Report on Homelessness. Retrieved from AnnuallayoutRevised3_26_20.pdf (rtfhsd.org)

participated in a Rapid Re-Housing program, 40 entered permanent supportive housing, and 48 participated in a homeless prevention program.[16]

EDUCATION

More than 66% of Chula Vista residents over the age 65 have graduated high school, and more than 20% have earned a bachelor's degree or higher. Those percentages rise to nearly 81% and 31.5% for residents ages 45-64.[17] One-third of 2-1-1 San Diego/CIE clients have not graduated high school and fewer than 10% have a bachelor's degree or higher.[18]

EMPLOYMENT

More than 58,000 Chula Vista residents over age 55 are participating in the workforce, including 53% who are over the age of 65.[19] Comparatively, only 22% of the 2-1-1 San Diego/CIE clients are in the workforce, 21% reported being unemployed, 29% reported being disabled/unable to work, and 20% reported being retired or not in the labor force.[20]

HEALTH CONCERN OR DISABILITY

More than 12,200 Chula Vista residents over age 65 in the general population reported having a disability, representing more than 80% of individuals with disabilities. Within this population, 13% have a hearing difficulty, 7.6% have a vision difficulty, 11.9% reported a cognitive difficulty 25.5% reported mobility challenges, and 12.9% have difficulty managing their self-care. Just over 6% of older adults are unable to live independently.[21]

[16] San Diego Regional Task Force on the Homeless (ND). Regional Task Force on the Homeless Annual Dashboard January 1, 2019-December 31, 2019. Retrieved from https://homelessdata.com/dashboard/rtfh/annual/
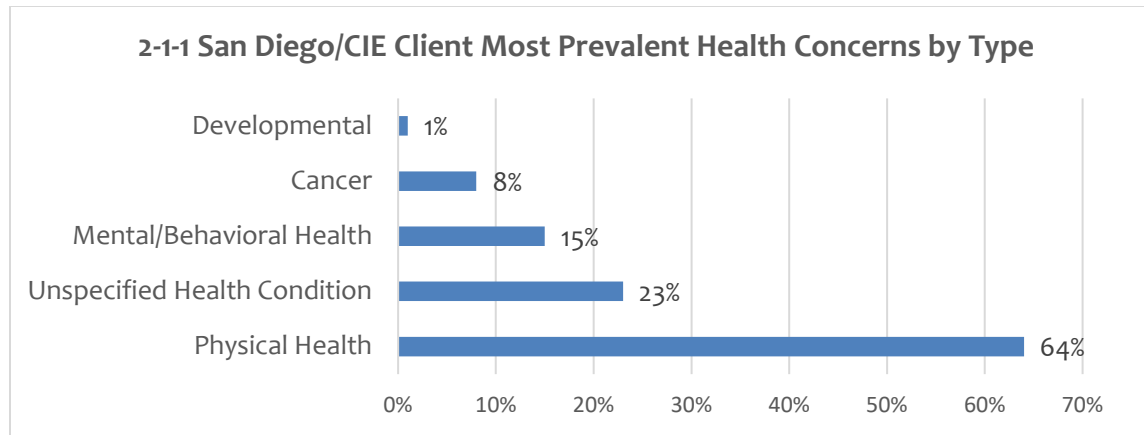[17] U.S. Census Bureau. (2016). American Community Survey Five-Year Estimates Data Profiles.
[18] 2-1-1 San Diego/CIE Information Systems. (2018).
[19] U.S. Census Bureau. (2016). American Community Survey Five-Year Estimates Data Profiles.
[20] 2-1-1 San Diego/CIE Information Systems. (2018).
[21] U.S. Census Bureau. (2016). American Community Survey Five-Year Estimates Data Profiles, S1810.

2-1-1 San Diego/CIE Client Most Prevalent Health Concerns by Type

Concern	Percentage
Developmental	1%
Cancer	8%
Mental/Behavioral Health	15%
Unspecified Health Condition	23%
Physical Health	64%

Similarly, three-quarters of 2-1-1 San Diego/CIE clients have a health condition or disability. The most prevalent health concerns are shown in the chart below.[22] The top five physical health concerns among CIE clients were unspecified physical disability, diabetes, cardiovascular disease, sensory disability, and physical or cognitive disability. The top five mental/behavioral health concerns are unspecified mental/behavioral health condition, dementia/Alzheimer's, depression, anxiety, and eating disorders.[23]

More than 98.1% of Chula Vista residents over age 65 reported having public health insurance coverage alone or in combination with another plan, including 94.5% with Medicare 33.4% with Medicaid, and 3.6% with VA health.[24] However, only 89% of 2-1-1 San Diego/CIE clients have health insurance, including 42% on Medi-Cal, 22% on a combined Medicare/Medi-Cal plan, and 16% on MediCare alone. An estimated 2% of 2-1-1 CIE clients have VA health insurance.[25]

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[22] 2-1-1 San Diego/CIE Information Systems. (2018).
[23] Ibid.
[24] U.S. Census Bureau. (2018). American Community Survey Five-Year Estimates Data Profiles, S2701, 2702.
[25] 2-1-1 San Diego/CIE Information Systems. (2018).

INCOME AND POVERTY LEVEL

The median household income in Chula Vista is $76,354 with an estimated 12.5% of adults over age 65 living on an income below poverty level and 3.5% living on an income less than half of poverty level.[26] In 2020, the federal poverty level ranges from $12,760 for a one-person household to $26,200 for a household of four.[27] Three-quarters of 2-1-1 San Diego/CIE clients earn less than 30% of median income with an additional 19% earning on31-50% of median income.[28]

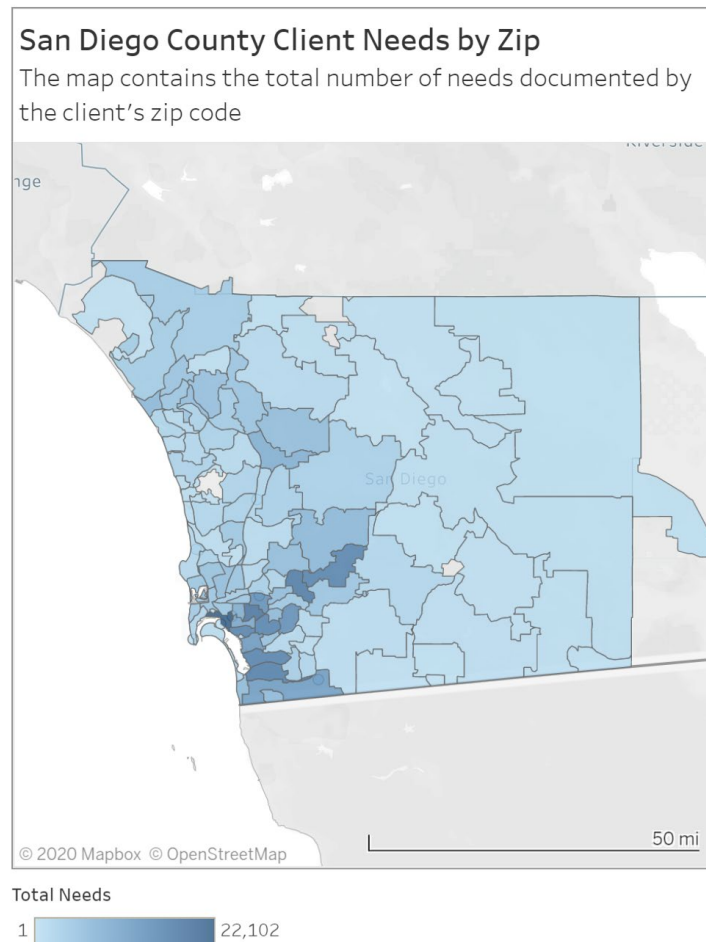[26] U.S. Census Bureau. (2018). American Community Survey Five-Year Estimates Data Profiles, CP03, DP03.
[27] U.S. Department of Health and Human Services Office of the Assistant Secretary for Planning and Evaluation. (January 2020). 2020 Poverty Guidelines.
[28] 2-1-1 San Diego/CIE Information Systems. (2018).

Needs of Older Adults and Seniors

This section summarizes the needs of older adults and seniors in Chula Vista, as well as some basic data on the South Bay region, based on 2-1-1 San Diego/CIE client data and documentation of the local operating environment.

Countywide, 2-1-1 San Diego provided more than 339,377 referrals to more than 155,000 clients in FY 2018-2019. The map below shows the total number of needs documented by 2-1-1 San Diego/CIE throughout San Diego County. Levels of need are shown with lighter blue areas representing the least need and the darkest blue areas representing the greatest need.[29] Based on these data, Chula Vista and the South Bay region overall have among the highest levels of need in the region.

San Diego County Client Needs by Zip
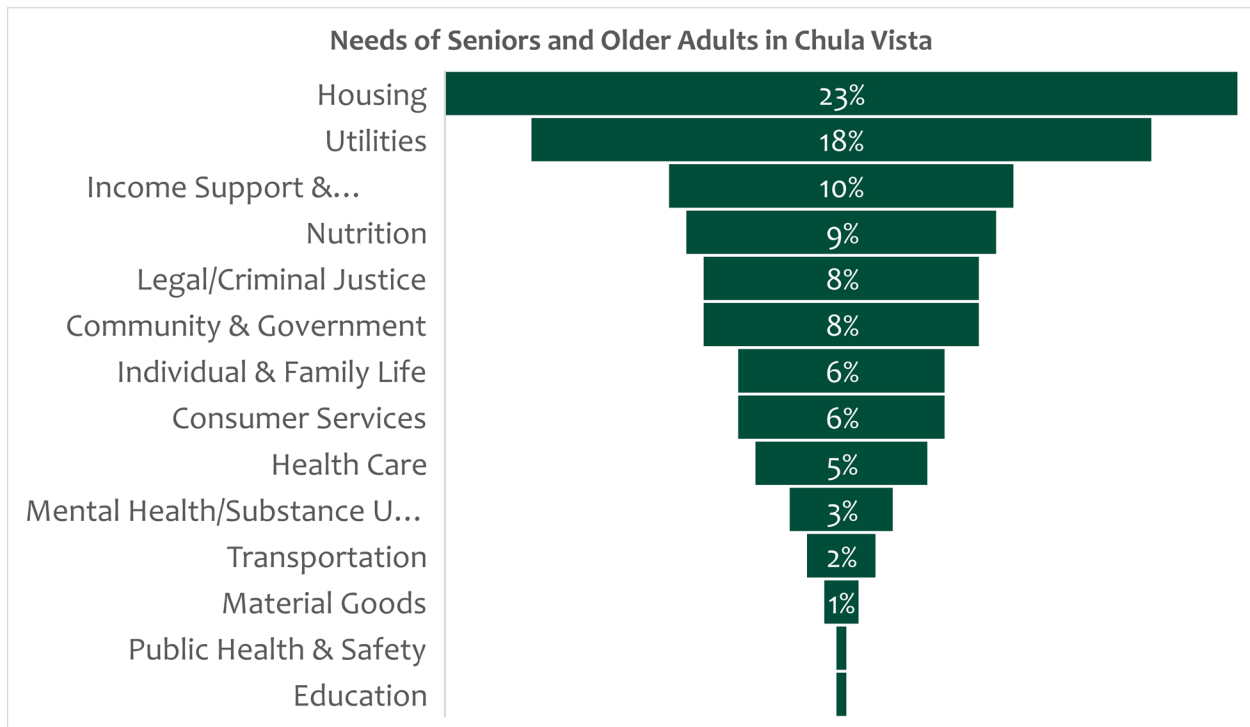The map contains the total number of needs documented by the client's zip code

Total Needs
1 — 22,102

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[29] 2-1-1 San Diego/CIE. (NA). Data Dashboard Summary for Fiscal Year 2018-2019 retrieved from https://211sandiego.org/data-reports/

2-1-1 San Diego/CIE also provides data on the number of documented needs by ZIP Code. Data on documented needs in the South Bay region is presented in the table below and represents approximately 18% of documented needs countywide.

City/Jurisdiction	ZIP Code	Number of Documented Needs	Percent of Documented Needs within County
Client Needs within Chula Vista and the South Bay by Zip Code			
Chula Vista	91910	15,876	4%
	91911	16,611	4%
	91913	3,243	1%
	91914	594	<1%
	91915	2,060	<1%
Bonita	91902	1,305	<1%
Imperial Beach	91932	6,006	1%
National City	91950	11,779	3%
Otay Mesa	92154	11,519	3%
San Ysidro	92173	6,780	2%
South Bay Region		**75,773**	**Approx. 18%**

The 2-1-1 San Diego/CIE data on older adults and seniors in Chula Vista shows that the highest areas of documented need are housing, utilities, income support and employment, and nutrition. Individual and family life and transportation ranked lower on the list of documented needs.

Needs of Seniors and Older Adults in Chula Vista

Category	Percent
Housing	23%
Utilities	18%
Income Support &…	10%
Nutrition	9%
Legal/Criminal Justice	8%
Community & Government	8%
Individual & Family Life	6%
Consumer Services	6%
Health Care	5%
Mental Health/Substance U…	3%
Transportation	2%
Material Goods	1%
Public Health & Safety	
Education	

When possible, 2-1-1 San Diego/CIE conducts assessments to better understand the immediacy of individuals' needs, barriers and supports for meeting those needs, and knowledge and utilization of community resources. In 2018, 2-1-1 San Diego/CIE conducted 1,617 assessments across 14 domains of Social Determinants of Health (SDOH). The top five domains in which assessments were conducted include housing (21%), nutrition (21%), utilities (20%), income and benefits (10%), and primary care (9%). Assessments related to transportation and social/community connection ranked 2% and 1%, respectively.

Programs and Services for Older Adults and Seniors

To address these needs, 2-1-1 San Diego/CIE made 6,511 referrals to more than 372 agencies countywide, including to its own programs and services. The following table shows the Top 20 referrals by agency.

Top 20 Referrals by Agency			
Agency	Number of Referrals	Agency	Number of Referrals
1. 2-1-1 San Diego	849	11. Salvation Army	111
2. County HHSA Self-Sufficiency Programs	468	12. Chicano Federation of San Diego County	102
3. SDG & E	424	13. City of Chula Vista	90
4. MAAC Project	337	14. GoSection8	89
5. South Bay Community Services	287	15. Salvation Army	87
6. Jacobs and Cushman San Diego Food Bank	262	16. United Way of San Diego County	85
7. County HCD	219	17. County HHSA Aging & Independence Services	76
8. Legal Aid Society of San Diego	191	18. ElderHelp of San Diego	76
9. San Diego Housing Commission	118	19. Casa Familiar	70
10. Catholic Charities	112	20. Father Joe's Villages	70

2-1-1 San Diego/CIE also tracks the top 20 services that receive referrals by agency, based on the needs of the client. The following table shows that the majority of these client referrals were to agencies providing housing and food and nutrition assistance.

Top 20 Referrals by Agency and Service	
Housing and Homelessness	**Rent/Mortgage/Utility Assistance**
- County HCD Housing Resource Directory - South Bay Community Services Affordable Housing Apartments - GoSection8 - Chicano Federation for San Diego County Housing Services for Seniors - San Diego Housing Commission Affordable Housing Information and Guide - County HCD Section 8 Rental Assistance Program	- SDG & E California Alternate Rates for Energy Program - MAAC Home Energy Bill Assistance Program
Food and Nutrition Assistance	**Social Isolation**
- Salvation Army Emergency Food - Society of St. Vincent de Paul Food Pantry, Most Precious Blood Church - Jacobs and Cushman San Diego Food Bank/Lutheran Social Services Emergency Food Assistance Program - Jacobs and Cushman San Diego Food Bank/MAAC Project Community Center Senior Food Program	- United Way of San Diego/Unions United Neighbor to Neighbor - St. Rose of Lima Catholic Parish Social Outreach - Salvation Army Center City Corps Neighbor to Neighbor
Health Navigation and Care Coordination	**Other**
2-1-1 San Diego Enrollment and Navigation Services 2-1-1 Medi-Cal Application Request	2-1-1 San Diego VITA

HOUSING AND HOMELESSNESS

As with many communities in coastal California, housing affordability is one of the most significant barriers to seniors living independently in Chula Vista. Like other cities in California, Chula Vista's capacity to develop affordable housing was severely limited with the elimination of redevelopment funding in 2012, resulting in increased demand for limited federal funding.

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Livability Index

Even with these limitations, in the last few years the State has passed legislation strengthening requirements for cities to develop Housing Elements that adequately plan for orderly development and population growth. As a part of the Housing Element, Chula Vista must demonstrate to the State that there is available capacity for a specific number of designated units, known as its Regional Housing Needs Assessment (RHNA) allocation. For the upcoming planning 6th Cycle, Chula Vista's RHNA allocation is 11,105 units broken down as follows:

Income Category	No.	%
Extremely Low (0-30% of AMI) and Very low- (0-50% of AMI)	1,777	16%
Other lower- (51-80% of AMI)	2,750	25%
Moderate- (81-120% of AMI)	1,911	17%
Above Moderate- (81-120% of AMI)	4,667	42%
TOTAL UNITS	11,105	100%

An October 2020 report from the California Department of Housing and Community Development found that, in the 5th Housing Element Cycle, the City of Chula Vista has permitted 9,462 units with 3,399 units remaining to meet its RHNA allocation by April 2021. Of the units produced, 8,454 are at the above moderate-income level—171% to goal. In contrast, only 14.53% of the 2,257 moderate-income units, 23.17% of the 2,439 low-income units, and 3.55% of the very-low income units have been produced. These data are based on the City's annual report

to the State, which provides detail on the status of the housing development applications that have been submitted.[30] This same report shows that the City of Chula Vista Housing Authority, through its Low and Moderate Income Housing Asset Fund, has assisted 409 rental units that are deed-restricted to seniors in the last 10 years. Because more than 50% of the total units produced by the City in the past 10 years have been restricted to seniors, the Housing Authority may not currently spend additional Housing Asset Funds on senior rental housing.[31]

The City of Chula Vista 2013-2021 5th Cycle Housing Element identified a growing need for affordable rental housing and home repair and retrofitting programs. Specifically, the City's Housing Element calls for housing that enables older adults and seniors, including those who have disabilities, to remain connected to transportation and other services.[32]

High housing costs are especially challenging for renters living on fixed incomes. The number of affordable units is insufficient, and people wait years for Section 8 vouchers. These conditions also contribute to increasing numbers of older adults experiencing housing insecurity and homelessness.

Currently, the Housing Authority of the County of San Diego owns and operates four public housing complexes, including 59 units for seniors at Town Centre Manor. The City also has a range of residential communities dedicated to or including units for seniors with some of those communities or units within them designated for seniors with limited incomes (see Appendix C). For example, CCDC's original development, Congregational Tower, includes 186 units in downtown adjacent to the Norman Park Senior Center. St. Paul's Senior Services operates several independent living and assisted living communities, as well as memory care and skilled nursing facilities and managed medical care to adults over age 55 with chronic conditions to ensure they have access to medical, social, and home care services.

The following table outlines priority actions included in local and regional plans to increase the supply and affordability of housing in Chula Vista.

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[30] City of Chula Vista. (2019). Annual Housing Element Progress Report. Retrieved from showpublisheddocument (chulavistaca.gov)
[31] City of Chula Vista (2019). Chula Vista Housing Authority Housing Successor Annual Report Fiscal Year 2018-2019. Retrieved from FIVE YEAR (chulavistaca.gov)
[32] City of Chula Vista. (April 23, 2013). Chula Vista: Vision 2020 – Housing Element. Retrieved from https://www.chulavistaca.gov/home/showdocument?id=5503

Priority	Source Plan & Year	Status	Potential Opportunities to Support
Create and distribute a pocket guide of City services to 500 households	Chula Vista: Creating an Age-Friendly City (2018)	Unknown	One-time costs for development, printing, and distribution
Pilot a Home Audit program to address crime and fall prevention, conservation, health and safety, and social isolation	Chula Vista: Creating an Age-Friendly City (2018) City of Chula Vista Strategic Plan	The City wants to find funding for a comprehensive home audit program to address health, safety, and social isolation through a single program. The City has had a relationship with Rotary, which included a Smoke Alarm Senior Citizen program.	One-time costs associated with developing the audit program; ongoing costs associated with operating the audit program, either with staff or community volunteers
Rehabilitate owner-occupied housing	City of Chula Vista: Vision 2020 Housing Element	The Community Housing Improvement Program, funded through the Community Development Block Grant (CDBG) program on housing activities, provides low-income loans to improve single-family homeowner housing in the Northwest and Southwest planning areas of the City. From 2014-2019, the City spent $241,000 for the rehabilitation of 18 homes.	Ongoing costs associated with operating a loan or grant program
Support regional efforts to develop new housing facilities for the homeless and maintain existing facilities and services	City of Chula Vista: Vision 2020 Housing Element	The City of Chula Vista receives funding annually from HUD HOME Investment Partnership grants, which can be used to build, buy, or rehabilitate affordable rental or homeownership housing or provide rental assistance to low-income households.

St. Paul's Plaza, located in the Otay Ranch neighborhood, offers a range of living options and easy access to amenities. St. Paul's PACE program provides care for seniors with chronic illness or disabilities to allow them to live at home and also partners with the San Diego Housing Commission and local developers, such as the City Heights Community Development Corporation and Wakeland Housing and | One-time costs associated with land acquisition, pre-development, and development or re-development in partnership with a developer; ongoing costs associated with filling gaps in wrap-around services |

Priority	Source Plan & Year	Status	Potential Opportunities to Support
		Development Corporation. St. Paul's currently provides wrap-around services to formerly homeless or at-risk senior seniors living at the Parker-Kier, Celadon, Talmadge Gateway, and Park West in San Diego. Alpha Project operates over 900 units of affordable housing for low-income and homeless households statewide, including seniors, veterans, and individuals and families. One of its projects, located at 555 Oxford Street in Chula Vista, includes a 132- unit affordable housing complex and provides access to transportation to school, appointments, and work.	
Provide in-kind and financial assistance for existing and new emergency shelters and transitional housing facilities	City of Chula Vista: Vision 2020 Housing Element	Until recently, the South Bay region did not have a dedicated crisis or bridge housing for households experiencing homelessness; however, in May 2020 the Chula Vista City Council voted to accept a tent shelter for up to 200 people from the City of San Diego and 10 FEMA trailers to shelter homeless families. The City of Chula Vista is responsible for identifying a site, site improvements, shelter installation, maintenance, and other costs related to the shelter. Community Through Hope conducts outreach and works with homeless households to secure housing and regain self-sufficiency. Other organizations providing housing services include South Bay Community Services and the Interfaith Seasonal Shelter Network. Serving Seniors, which operates its meal program in the South Bay, also owns and operates transitional	One-time costs associated with land acquisition, pre-development, and development or re-development in partnership with a developer; ongoing costs associated with providing services to support individuals and households in exiting homelessness

Priority	Source Plan & Year	Status	Potential Opportunities to Support
		and supportive senior housing. The Sara Frances Hometel in downtown San Diego provides transitional housing in a rent-free studio and supportive services. The Senior Housing Corporation and City Heights Senior Housing Corporation, the organization's affiliates, operate the Potiker City Heights Residence and Potiker Family Senior residences in San Diego and the recently opened Schmale Family Senior Residence in Ramona.	
Provide rental assistance for households that are low-income or at-risk of homelessness	City of Chula Vista: Vision 2020 Housing Element	The City of Chula Vista receives funding annually from HUD HOME Investment Partnership grants, which can be used to build, buy, or rehabilitate affordable rental or homeownership housing or provide rental assistance to low-income households. The Housing Authority of the County of San Diego administers the City of Chula Vista Section 8 program. Some families do not qualify for traditional rental assistance programs but are housing cost burdened.	Ongoing costs associated with operating a program and providing rental assistance
Promote the development of second dwelling units in residential areas	City of Chula Vista: Vision 2020 Housing Element	In December 2019, the City published an easy-to-use guide to support the development of ADUs and junior ADUs.	Provide assistance promoting the guide and/or funding architectural designs that property owners can use for free. Ongoing opportunities could include providing funding for ADUs for seniors.
Expand Home Sharing Services, which occur when two or more individuals voluntarily share the cost of a unit, which could be a rented apartment, a house, or a	Chula Vista: Creating an Age-Friendly City (2018) City of Chula Vista: Vision 2020 Housing Element	ElderHelp operates a home sharing program that enables older adults to open their home to another person seeking housing, either to supplement their income or access support around the house. The City has also explored partnering with Southwestern College on a home sharing program	Provide capacity building funding to a nonprofit to promote the program and provide staffing for recruitment, roommate screening and matching, tenancy and roommate

Priority	Source Plan & Year	Status	Potential Opportunities to Support
renter moving in with a homeowner		specifically targeting the realty and nursing programs, especially in the areas around College Estates.	agreements, and conflict mediation.
Provide incentives to developers to facilitate the development of housing for seniors	City of Chula Vista: Vision 2020 Housing Element	The City of Chula Vista currently requires communities to set aside 10% of all new residential developments of 50 units or more to be affordable to low-and moderate-income households, including seniors. Seniors on Broadway, owned by MAAC, includes 42 units of senior housing. In 2017, Chelsea Investment Corporation opened the Volta complex, which has 87 one- and two-bedroom units or low-income seniors and is part of the Millenia development in Otay Ranch. The City waived approximately $1 million in fees for the project, which also include a separate tower with 123 units for low-income families. City planning documents show that the following affordable housing developers are interested in projects in Chula Vista: Affirmed Housing Group, Bridge Housing Corporation, Chelsea Investment Corporation, Community Housing Works, Related California, San Diego Community Land Trust, San Diego Interfaith Housing Federation, South Bay Community Services, and Wakeland Housing and Community Development Corporation. MAAC recently had an opening for a real estate project manager in Chula Vista.	Establish a loan fund or grant program that incentivizes developers to produce housing for seniors that meet City and CCDC criteria related to affordability and access to transportation and amenities that support quality of life.
Explore the development of affordable housing on publicly- or privately-	City of Chula Vista: Vision 2020 Housing Element	The City of Chula Vista Planning Department maintains documentation of local priorities and plans related to residential development and commercial development, including its general plan, master plans for designated communities, a list of active and future	Meet with City staff to identify publicly- or privately-owned land suitable for development, based on CCDC criteria related to

Priority	Source Plan & Year	Status	Potential Opportunities to Support
owned vacant and underutilized land		projects, and notices of applications, hearings, and zoning decisions. Currently, the Active Planning Projects map shows one 52-unit senior complex with parking at 177 Landis Ave. in the design review phase.[33] In addition, The Surplus Land Act requires local governments to give preference to affordable housing when disposing of surplus government land. The California Department of General Services maintains website of surplus properties for state use, 90-day local agency notices, surplus real property for sale, and request for lease proposals.[34]	affordability and access to transportation and amenities that support quality of life; appoint CCDC members or a designee to regularly attend planning meetings to identify development partnership and funding opportunities
Develop a web-based map of senior housing opportunities	Chula Vista: Creating an Age-Friendly City (2018)	A web map could be updated annually in conjunction with the publication of the County Rental Assistance and Affordable Housing Directory.[35]	One-time funding to develop an updatable web-based map

[33] City of Chula Vista. (ND) Active Planning Projects. Retrieved from https://www.chulavistaca.gov/departments/development-services/city-projects
[34] State of California Department of General Services. (ND). DGS Real Estate Public Property. Retrieved from DGS Real Estate Surplus Property (ca.gov)
[35] County of San Diego Housing and Development Services. (2020). Rental Assistance and Affordable Housing Directory 2020. Retrieved from housing_resource.pdf (sandiegocounty.gov)

TRANSPORTATION AND MOBILITY

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The San Diego region has traditionally been car-centric with limited public transportation options and infrastructure. In the past few years, however, SANDAG, the central planning organization for the San Diego region, has started working toward a transformative transportation strategy that supports the economy, protects the environment, and promotes quality of life in each community. Dubbed the Five Big Moves, the strategy aimed to better network and expand transit choices throughout the region, including increased use of on-demand rideshare, bikeshare, and fixed route shuttles, but has had to put many of its plans on hold as a result of the COVID-19 pandemic.

Efforts to transform the region's transit system has largely been driven by a state mandate to cut carbon emissions, and also coincided with increased levels of interest in walkability, rideshare solutions, and other efforts to solve "last mile" barriers that pose access barriers to anyone who does not have access to a car, including seniors who no longer drive. For example, SANDAG has an extensive project plan, which includes upgrading the E Street Trolley Station to support mixed-use transit and creating a mobility hub in Otay Ranch. To support these plans, the City of Chula Vista makes public works investments to improve walkability through the addition of sidewalks, curb cuts, ADA-compliant ramps. However, many transportation projects have been constrained by limited revenue. Impacted projects include the trolley line from San Ysidro to Carmel Valley along I-805 and I-15, the rapid transit lane between Chula Vista and Palomar Airport Road via I-805/I-5, and active transportation projects such as the Bayshore Bikeway, Bay to Ranch Bikeway, and Chula Vista Greenbelt.[36] Some of these projects are integrated with the Chula Vista bikeway master plan, which includes over 100 miles of bikeways throughout the community.

In addition, SANDAG provides a combined $3.6 million to nine (9) agencies through the Specialized Transportation Grant Program (STGP), which assists nonprofits in providing transportation services to seniors and people with disabilities. The programs are designed to provide services innovative, cost-effective services where public transit is unavailable, inadequate, or inappropriate. This includes funding for shared group services, special shuttle services using volunteer forces, and brokerage of multi-jurisdictional transportation services.[37]

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[36] SANDAG. San Diego Forward. Retrieved from https://sdforward.com/docs/default-source/2019federalrtp/draftfinal/2019-federal-rtp---all-combined-print.pdf?sfvrsn=5f73ff65_2
[37] SANDAG. (ND.) Specialized Transportation Grant Program. Retrieved from SANDAG :: PROJECTS :: San Diego's Regional Planning Agency

Priority	Source Plan	Status	One-Time v. Multi-Year
Update and distribute the Senior Transportation brochure to 500 residents and online	Chula Vista: Creating an Age-Friendly City (2018)	Unknown	One-time costs for development, printing, and distribution
Conduct older adult field trips and a public service announcement to promote transit use	Chula Vista: Creating an Age-Friendly City (2018)	In 2018, the City of Chula Vista was awarded a $5,820 AARP Community Challenge grant to help familiarize seniors with public transit options. The project included a Transit 101 class in collaboration with MTS, 30-day transit vouchers, and field trips to the Norman Park Senior Center, Living Coast, and HarborFest using public transit.	Ongoing costs for field trips
Create local business and attraction agreements to provide public transit to events	Chula Vista: Creating an Age-Friendly City (2018)	Unknown	Ongoing costs associated with maintaining agreements
Increase older adult participation in the "Bike and Pedestrian Master Plan Update" to address first and last mile issues	Chula Vista: Creating an Age-Friendly City (2018)	In October 2019, City engineering presented draft goals and policies for its Active Transportation Plan and updates on bikeway projects – Bayshore Bikeway, Bike Lanes on Broadway, and Otay Valley Regional Bike Park.	Ongoing costs associated with staff or volunteer time for community engagement
Educate seniors about LYFT and UBER medical insurance reimbursement programs	Chula Vista: Creating an Age-Friendly City (2018)	Insurance providers allow for reimbursement to/from medical appointments, but many older adults do not have/are uncomfortable using technology that requires them to provide personal and payment information. Older adults and their families are also concerned about perceived safety issues and prefer to rely on trusted sources.	Limited ongoing costs associated with preparing and

Priority	Source Plan	Status	One-Time v. Multi-Year
			distributing information
Provide shuttle services for community events, such as Lemon Festival, HarborFest, and Starlight Parade	Chula Vista: Creating an Age-Friendly City (2018) City of Chula Vista Cultural Arts Master Plan (2016)	Jewish Family Service provides shuttle services throughout the County, but not within Chula Vista. Renewing Life Senior Transportation offers transit from senior living communities to specific destinations in Chula Vista.	One-time costs associated with vehicles and ongoing costs associated with paid drivers for continuity
Establish mobility hubs in Western Chula Vista and Otay Ranch	SANDAG San Diego Forward: The Regional Plan (2015)	Mobility hubs are part of SANDAG's regional transportation strategy and are designed to leverage technology and improve access to community amenities by connecting different travel modes—walking, biking, transit, and shared services. Two areas in Chula Vista are designated as potential mobility hubs—the Bayfront/E Street Trolley Station and Otay Ranch Station.[38] Opportunities to improve transit to and from these stations include fixed route shuttles, on-demand car services, and Neighborhood Electric Vehicles. The City has also worked with Circulate San Diego on a multi-modal pedestrian/bicycle master plan that incorporate Complete Streets principles designed to promote health, environmental sustainability, and social interaction. Currently, Renewing Life Senior Transportation provides both fixed route shuttle services and on-demand drives in Chula Vista and the	One-time – vehicle purchase; ongoing costs associated with vehicle maintenance and insurance, as well as paying drivers

[38] SANDAG. (2017). Regional Mobility Hub Implementation Strategy – Otay Ranch Station. Retrieved from
https://sdforward.com/fwddoc/mobipdfs/OtayRanch-Profile-SketchUp.pdf

Priority	Source Plan	Status	One-Time v. Multi-Year
		South Bay region. Partner organizations include Congregational Towers, Silvercrest Senior Apartments, Town Centre Senior Public Housing, Harvest Ridge Senior Apartments, St. Paul PACE Senior Living, and SHARP Birch Patrick Skilled nursing facility. The program is supported by 10 volunteer drivers and one part-time paid driver, as well as two program staff that prioritize drives in the following order: health care, grocery shopping, social and recreational activities. Providing access to social and recreational activities via individual drives is a unique component of the service because others typically focus only on necessary trips. Currently, the program is limited by its small fleet and the capacity of its volunteers but is exploring expansion. The City is also explore adopting an NEV program modeled after those operating in downtown San Diego and the City of Coronado. Downtown San Diego's "Free Ride Everywhere Program" allows people to travel from point-to-point within a fixed geographic area at no charge using electric golf carts. Advantages are that it allows riders to hail rides or use a mobile application, but the cost is significantly higher than traditional public transit options. The City of Chula Vista recently submitted a $1 million grant proposal for a community shuttle with four cars reserved for seniors.	

COMMUNITY CONNECTIONS AND SOCIAL ENGAGEMENT

Community connections and social engagement are essential at every age and stage of life, but can become more difficult as people age and, in some cases, need more assistance with activities of daily living. This has become increasingly evident as older adults' mobility has been restricted by the coronavirus pandemic without adequate planning for how to coordinate care and maintain social connections using technology. [39] Research shows that older adults are more active in faith and cultural communities than other age groups, and a significant portion are interested in opportunities to engage in multigenerational settings. However, many senior living communities and activities are designed exclusively for older adults.

Goals for the City of Chula Vista Age-Friendly Action Plan include opportunities for residents to be included in activities in a meaningful and respectful way, by offering accessible, affordable, and intergenerational activities.

Priority	Source Plan	Status	One-Time v. Multi-Year
Develop culturally- and age-appropriate programming throughout the City, including collaboration between the Commission on Aging and the Cultural Arts Commission	Chula Vista: Creating an Age-Friendly City (2018) City of Chula Vista Cultural Arts Master Plan (2016)	The Norman Park Senior Center serves more than 300 individuals annually with a multitude of services and support programs to seniors in Chula Vista, but funding has been severely limited by both City budget constraints and participants' ability to pay for programming. Typically, funding focuses on providing a holistic approach to the health and wellbeing of the elderly by providing them with a number of opportunities for fun, educational, health and fitness, social, skill building and recreational programs that will increase their quality of life. The most popular programs include a monthly dance, exercise/fitness classes, line dancing, and yoga. Staff also noticed a difference in who attends paid and unpaid classes and would like to make programming more equitable. The Senior Center is currently undergoing renovations, which started in	One-time funding for programming capital costs and program development and set-up; ongoing funding for staff and contracted professional instructors

[39] Conversation with J. Hunter

Priority	Source Plan	Status	One-Time v. Multi-Year
		advance of the COVID-19 crisis. The crisis has also underscored the need for remote or virtual programming seniors can access from home. The City is interested in expanding offerings at the Norman Park Senior Center by transforming the Annex into multi-purpose space, establishing a community garden to enhance nutrition, and providing social events with a meal. In addition, the eastern portion of the City does not have a senior center or dedicated senior space, and residents from those communities do not typically come to the senior center. The City and CCDC have both had conversations with the San Diego Seniors Community Foundation about the potential to develop a senior center with dynamic program offerings that engage senior "orphans" living alone without family nearby.	
Engage Southwestern College, school districts, and the Cultural Arts Commission to increase intergenerational opportunities	Chula Vista: Creating an Age-Friendly City (2018) City of Chula Vista Cultural Arts Master Plan (2016)	High Tech High Chula Vista planned and conducted three months of intergenerational programming at St. Paul's Plaza, including a Senior Prom in 2018. The Norman Park Senior Center has also partnered with the Community Congregational Preschool on intergenerational activities. One intergenerational activity identified in the age-friendly action plan is the development of a partnership between seniors and schools on a community garden.	Ongoing funding for instructors and activities
Hold workshops on aging through the city	Chula Vista: Creating an Age-Friendly City (2018)	The City partners with organizations such as AARP, the Alzheimer's and Parkinson's Associations, and local health care providers.	Ongoing funding to conduct workshops
Support Promise Neighborhood "Neighbor Day" throughout the City	Chula Vista: Creating an Age-Friendly City (2018)	Piloted by South Bay Community Services Resident Leadership Academy in Castle Park in 2017, Neighbor Day is an opportunity to engage residents in developing personal connections with their neighbors. The third annual event was held May 11, 2019.	Provide one-time or multi-year funding to support outreach and activities for Neighbor Day with an emphasis on connecting

Priority	Source Plan	Status	One-Time v. Multi-Year
			seniors with each other and through multigenerational activities.
Create a toolbox to identify seniors that are socially isolated and engage them in neighborhood activities	Chula Vista: Creating an Age-Friendly City (2018)	Unknown	Determine the status of this project and what resources would be necessary to achieve maximum impact
Create opportunities for older adults to volunteer	Chula Vista: Creating an Age-Friendly City (2018)	AARP San Diego, the Norman Park Senior Center, and Volunteer Match all promote opportunities for older adults to engage in volunteer opportunities.	No action
Support Intergenerational Resident Leadership opportunities	Chula Vista: Creating an Age-Friendly City (2018)	As part of the Promise Neighborhood initiative, South Bay Community Services has partnered with the Chula Vista Community Collaborative, AARP, and the Chula Vista High School to conduct intergenerational Resident Leadership academies to promote public safety, civic engagement, and community well-being in the Castle Park neighborhood.	
Develop a faith-based consortium to foster communication between residents and the City.	Chula Vista: Creating an Age-Friendly City (2018)	Unknown	CCDC could host and fund refreshments for monthly meetings
Create a digital equity plan that addresses community needs, including for older adults		The City presented a draft Digital Equity Plan to the Healthy Chula Vista Advisory Commission in October 2019. CCDC has since funded several projects to support older adults in accessing technology.	CCDC should determine the status of the plan and, if feasible, conduct a joint review with the

Priority	Source Plan	Status	One-Time v. Multi-Year
			Norman Park Senior Center and local nonprofits serving seniors to identify how to adapt the plan to accommodate changes resulting from the COVID-19 pandemic.

FOOD AND NUTRITION ASSISTANCE

Priority	Source Plan	Status	One-Time v. Multi-Year
Develop a Food System Plan for the City, identifying a HUB for food donations and distribution and work with partners to create new food distribution points	Chula Vista: Creating an Age-Friendly City (2018)	The City of Chula Vista uses federal CDBG funding to support several food programs: • Chula Vista Community Collaborative Family Resource Centers provide both emergency and basic services. • South Bay Community Services operates its South Bay Food Program at various locations in the City of Chula Vista. The program includes hot meals on Thursday's, community distributions at 707 F Street and Castle Park Middle School, and SBCS' In-House Emergency Food Program for low-income families and those experiencing homelessness. In addition, MAAC partners with the Jacobs and Cushman San Diego Food Bank to provide food distribution to low-income seniors at the MAAC office at 1385 Third Avenue Chula Vista, CA 91911. Community Through Hope also partners with the Food Bank and Feeding San Diego to offer a nutrition bank to support local food pantries and neighborhood accelerators in the South Bay region of San Diego, as well as a farmer's market	
Promote locally grown food consumption through community gardens, farmers market incentives, and nutritional programs	Chula Vista: Creating an Age-Friendly City (2018)	Unknown	
Meal delivery	City of Chula Vista 2015-2019 Five-Year Consolidated Plan	The Meals on Wheels of San Diego senior nutrition program delivers meals five days a week, providing more than 125,000 meals annually to 230 seniors and people with disabilities. They also conduct safety checks while delivering meals.	

Priority	Source Plan	Status	One-Time v. Multi-Year
		Serving Seniors and Casa Familiar also provide meals for seniors, and during the COVID-19 pandemic, Jewish Family Service started providing home-delivered groceries and meals to seniors in Chula Vista.	

Summary of Recommendations

Recommendations	Next Steps	Timeline
1. Identify which of these opportunities sound interesting to you individually and collectively as a board.		
2. Based on your interests, clearly articulate CCDC's goals for its role as a funder: • What portion of your assets do you want to deploy across all project types? • What is your expectation for return on investment across all project types? • What are your expectations related to the long-term sustainability of projects you fund?		
3. Develop criteria for identifying projects that allow you to achieve multiple goals (e.g., housing with access to transportation and amenities)		

Appendix A: Sources of Information

Initial sources of information that LDC will review include:

- 2-1-1 San Diego Resource Database and Demographic Reports

- Age Well San Diego Action Plan

- AARP Research and Reports

- Chula Vista: Creating an Age-Friendly City

- Chula Vista Strategic Plan

- Chula Vista Commission on Aging Minutes

- City of Chula Vista Department of Parks and Recreation

- City of Chula Vista Digital Equity and Inclusion Plan

- City of Chula Vista Cultural Arts Master Plan

- City of Chula Vista Vision 2020: Housing Element 2013-2020, plus progress reports

- City of Chula Vista Five-Year Consolidated Plan: 2015-2019

- Live Well San Diego

- ProPublica/Guidestar Nonprofit Database

- Regional Task Force on the Homeless Data/Point in Time Count

- SANDAG Population Forecasts

- SANDAG Specialized Transportation Strategic Plan

- San Diego Forward: Regional Transportation Plan

- Senior Centers: What We Have and What We Need Report

- U.S. Census Bureau Data

In addition, LDC will review organizations and projects recently funded by the federal government, State of California, County of San Diego, and City of Chula Vista, as well the Chula Vista Community Foundation and the Gary and Mary West Foundation.

Appendix B: Organizations Serving Older Adults and Seniors in the South Bay Region

	Housing and shelter	Rent/ mortgage/ utility assistance	Home repair or modification	Transportation and mobility	Health care and prescription access and costs	Food and nutrition assistance	Civic/ community participation	Employment	Social and recreational activities	Information access
2-1-1 San Diego					X	X				X
Access to Independ-ence						X				X
Alpha Project	X				X				X	
Alzheimer's San Diego					X				X	X
Arc of San Diego	X							X	X	
Casa Familiar	X	X			X	X		X	X	
Catholic Charities of the Diocese of San Diego	X				X	X				
Chicano Federation of San Diego County	X									
City of Chula Vista	X		X				X		X	X
City of Imperial Beach	X									X

	Housing and shelter	Rent/ mortgage/ utility assistance	Home repair or modification	Transportation and mobility	Health care and prescription access and costs	Food and nutrition assistance	Civic/ community participation	Employment	Social and recreational activities	Information access
City of National City	X			X	X	X			X	X
City of San Diego	X									X
Community Through Hope	X					X				
County of San Diego Aging and Ind. Services					X	X	X	X	X	X
County of San Diego Behavioral Health Services					X					X
County of San Diego Housing and Community Dev. Services	X		X							X
ElderHelp	X			X	X					X
Family Health Centers of San Diego					X					X

	Housing and shelter	Rent/ mortgage/ utility assistance	Home repair or modification	Transportation and mobility	Health care and prescription access and costs	Food and nutrition assistance	Civic/ community participation	Employment	Social and recreational activities	Information access
Father Joe's Villages/St. Vincent de Paul	X				X	X		X	X	
George Glenner Alzheimer Family Centers					X		X		X	
Habitat for Humanity	X									
Horizons Adult Day Health Center				X	X	X			X	
Jacobs and Cushman San Diego Food Bank						X				
Jewish Family Service			X	X		X			X	
Legal Aid Society of San Diego					X	X				X
Lutheran Social Services			X			X			X	X

	Housing and shelter	Rent/ mortgage/ utility assistance	Home repair or modification	Transportation and mobility	Health care and prescription access and costs	Food and nutrition assistance	Civic/ community participation	Employment	Social and recreational activities	Information access
Maximizing Access to Advance Our Communities (MAAC)	X				X			X		
Meals on Wheels						X				
Mental Health America/ Citizens Adversity Support Team					X					X
Operation Samahan					X					X
Renewing Life				X		X				
Salvation Army						X				
San Diego Gas & Electric		X								
San Diego Housing Commission	X							X		

	Housing and shelter	Rent/ mortgage/ utility assistance	Home repair or modification	Transportation and mobility	Health care and prescription access and costs	Food and nutrition assistance	Civic/ community participation	Employment	Social and recreational activities	Information access
San Ysidro Health Clinic					X					X
Serving Seniors	X				X	X			X	
South Bay Community Services						X				
South Bay Family YMCA						X			X	X
Southern Caregiver Resource Center										X
St. Pauls' PACE	X			X	X	X			X	

Appendix C: Affordable Older Adult and Senior Housing Communities in the South Bay Region

CHULA VISTA

Congregational Towers Senior Apartments
Project Based Section 8
288 F Street
(619) 420-8700

Garden Villas (FKA Kiku Gardens) Senior Apartments
Project Based Section 8
1260 Third Avenue
(619) 422-4951

Harvest Ridge Apartments
1388 E. Palomar Street
(619) 271-6948

Rolling Hills Ranch Senior Apartments
2290 Mackenzie Creek Road
(619) 482-7583

Seniors on Broadway
845 Broadway
(619)591-0060

Silvercrest Senior Housing
Project Based Section 8
636 Third Avenue
(619) 427-4991

Town Centre Manor Senior Apartments
Public Housing
434 F St
(858) 694-4890

Villa Serena Senior Apartments
1231 Medical Center Drive
(619) 934-8001

Volta Senior Apartments
1734 Solstice
(619) 947-6137

IMPERIAL BEACH

St. James Plaza
1052 Ninth Street
(619) 575-3232

SAN YSIDRO/SAN DIEGO

Posadas De Los Granados
121 W Hall Ave
(619) 428-1115

Vista Lane Courts
440 South Vista Ln
(619) 690-0224

Appendix D: South Bay Region AARP Livability Index Rankings

Currently, the neighborhoods within the City of Chula Vista receive scores ranging from 54-56 on the AARP Livability Index out of a total possible score of 100 points. The Livability Index is a web-based tool developed by the AARP Public Policy Institute to measure community livability on a scale of 0 to 100, with higher scores representing greater livability. Users can search the Index by address, ZIP Code, city, or county and receive an overall score along with scores in each of seven livability categories.[40]

The City scores highest regarding health care quality and access, neighborhood accessibility, and transportation. Generally, older adult residents have access to high quality health care, median lower obesity and smoking rates than the median nationally. Older residents also tend to have relatively convenient access to grocery stores and farmers' markets, parks, destinations, and employment. Within the transportation domain, the City scores highest for the convenience of local public transit options and accessibility and lower in areas such as walkability, congestion, and transportation costs.

The City scores lowest in the areas of housing and environment, the latter of which is due to poor air and drinking water quality. Within the housing domain, the City scores highest in the availability of multi-family housing, including subsidized housing, and low on overall costs and cost burden. Data on housing accessibility, as measured by the number of housing units that can be entered without walking up steps, is unavailable.[41]

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[40] AARP. AARP Livability Index FAQs. Retrieved from https://livabilityindex.aarp.org/faqs
[41] AARP. (ND). AARP Livability Index. Retrieved from https://livabilityindex.aarp.org/

South Bay Region ZIP Code Scores on the AARP Livability Index									
City	ZIP Code	Housing	Neighborhood	Transportation	Environment	Health	Engagement	Opportunity	Total
Chula Vista	91910	46	68	65	44	71	47	55	56
	91911	47	67	66	43	69	46	54	56
	91912	48	68	65	44	71	47	55	56
	91913	37	60	55	48	76	50	52	54
	91914	42	65	62	45	72	48	54	55
	91915	42	65	62	45	72	48	54	55
Bonita	91902	31	57	51	41	75	46	53	51
Imperial Beach	91932	49	70	80	42	74	50	46	59
National City	91950	55	71	68	40	66	38	51	56
Otay Mesa	92154	26	36	50	49	72	56	48	48
San Ysidro	92173	60	72	66	31	63	49	50	56

Appendix E: Funding Environment

FY 2018-2019 Low and Moderate Income Housing Asset Fund Expenditures

Annual Expenditures	Admin/ Monitoring	Rapid Rehousing	Ext. Low Rental Units	Other Units	Ext. Low <30% AMI	Very Low 30-60% AMI	Low 60-80% AMI
2013-14	$158,168	$0	$0	$0	$0	$0	$0
2014-15	$207,307	$0	$0	$0	$0	$0	$0
2015-16	$146,705	$0	$0	$1,827,340	$0	$189,857	$1,637,483
2016-17	$125,893	$0	$0	$0	$0	$0	$0
2017-18	$284,022	$0	$3,841,741	$0	$3,841,741	$0	$0
2018-19	$14,948	$0	$0	$0	$0	$0	$0
Annual Total	**$14,948**	**$0**	**$3,841,741**	**$1,827,340**	**$3,841,741**	**$189,857**	**$1,637,483**
Percent of Total					*68%*	*3%*	*29%*

Compliance Period Expenditures

	Annual Limits[2]		Five-Year Period (2013-14 through 2018-19)				
Total Expenditures	$14,948	$0	$3,841,741	$1,827,340	$3,841,741	$189,857	$1,637,483
SB 341 Limitation[1]	$1,247,616	$250,000	>30%	<70%	>30%	N/A	<20%
Compliant (Yes/No)	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**N/A**	**No**

[1] The Admin/Monitoring and Rapid Rehousing amounts are annual Limits. Expenditures by income level are five-year limits

[2] The Successor has complied with the Annual Limits each year of the compliance period

Source: Low and Moderate Income Housing Fund Trial Balance Summary by Fund and City Response to Data Request

Community Development Block Grant Funding						
Provides communities with funding to provide housing, a suitable living environment, and economic opportunities primarily for low- and moderate-income households.						
	2014	2015	2016	2017	2018	Total
Housing	$140,388.49	$115,833.26	$65,359.60	$38,547.21	$53,506.95	$413,635.51
Public Facilities and Improvements	$218,295.50	$35,600.20	$509,479.52	$51,164.93	$829,865.85	$1,644,406.00
Public Services	$241,749.74	$242,961.41	$242,956.58	$272,225.98	$277,962.00	$1,277,855.71
General Administration and Planning	$347,389.97	$305,317.29	$383,501.11	$399,380.48	$428,223.08	$1,863,811.93

Repayment of Section 108 Loans	$701,901.30	$758,242.62	$759,857.80	$762,118.20	$763,125.60	$3,745,245.52
Total	$1,649,725.00	$1,457,954.78	$1,961,154.61	$1,523,436.80	$2,352,683.48	$8,944,954.67

HOME Investment Partnership Program						
Provides jurisdictions with funding, typically in partnership with nonprofits, for building, buying, and/or rehabilitating affordable owner-occupied and rental housing, or for providing rental assistance to low-income households.						
	2015	**2016**	**2017**	**2018**	**2019**	**Total**
Authorized	$571,833.00	$645,586.00	$636,695.00	$947,625.00	$850,160.00	$3,651,899.00
Committed	$486,058.05	$464,558.60	$213,962.65	$ 94,762.50	$ 85,016.00	$1,344,357.80
Available to Commit	$ 85,774.95	$181,027.40	$422,732.35	$852,862.50	$765,144.00	$2,307,541.20
Disbursed	$406,309.14	$ 64,558.60	$157,347.69	$18,273.92	$ -	$646,489.35
Available to Disburse	$165,523.86	$581,027.40	$ 47,934.31	$929,351.08	$850,160.00	$2,573,996.65

Emergency Solutions Grant Program						
Provides funding to jurisdictions to support people experiencing or at-risk of homelessness in regaining stability in permanent housing.						
	2015	**2016**	**2017**	**2018**	**2019**	**Total**
	$153,270.00	$159,265.00	$172,909.00	$179,761.00	$194,238.00	$859,443.00