



## **AB 76: SLA Cleanup for Student and Faculty Housing in Chula Vista**

### **Summary:**

AB 76 is a district bill aimed at facilitating the development of housing within the University-Innovation District (UID) in Chula Vista. The bill amends an existing exemption under the Surplus Land Act (SLA) specifically for the City, enabling it to allocate housing for students, faculty, and university employees. This legislative change supports Chula Vista's long-term goal of establishing a university in South County.

### **Background:**

Since the adoption of the Otay Ranch General Development Plan in 1993, Chula Vista has been committed to bringing a university to its eastern region. The City's efforts have been codified in various planning documents, including the 2005 General Plan and the 2018 Sectional Planning Area Plan, which outlined the creation of the UID.

Over the past several decades, Chula Vista has actively acquired land for this initiative, totaling 383 acres. The first acquisition took place in December 2001, adding approximately 201 acres, followed by another acquisition of around 130.7 acres in December 2014. However, these properties come with covenants mandating their use for university purposes, complicating the City's ability to develop them fully.

### **Problem:**

Despite the City's clear intentions and the legally binding covenants on the UID property, the interpretation of the SLA by the Department of Housing and Community Development (HCD) has posed significant challenges.

The HCD's determination has placed these 383 acres in a state of uncertainty, restricting the City from utilizing the land for university-related purposes while simultaneously precluding it from being used solely for housing. This ambiguity hinders the progress toward

fulfilling Chula Vista's goal of establishing a university campus, which is particularly important given that Chula Vista is the only California city with a population exceeding 200,000 that lacks a nonprofit or state university within its limits.

### **Solution:**

AB 76 proposes a clear adjustment to the existing SLA exemption for the City of Chula Vista. It maintains the requirement for an average density of at least 10 housing units per acre, along with the stipulation that 25% of the units be affordable.

However, the bill clarifies that this affordable housing requirement does not extend to units designated specifically for students, faculty, and university employees, due to restrictions imposed by federal regulations.

Importantly, AB 76 does not reduce the total housing expected in the UID but enables the City to better align housing development with its university plans. This legislative adjustment is essential in supporting Chula Vista's efforts to establish a four-year university in South County while simultaneously addressing the housing needs of the university community.

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### **Support:**

City of Chula Vista (sponsor)  
CA Association for Local Economic Development