

ADARA AT OTAY RANCH

POSITION: The Chamber's Infrastructure, Housing & Land Use Committee voted to SUPPORT the proposed development on July 17, 2018. The Public Policy Committee voted to SUPPORT the proposal on August 14, 2018.

RATIONALE: It is imperative that the San Diego region build more housing to address the housing shortage that is responsible for the current housing crisis.

STATUS: The proposal is expected to go before the County's Planning Commission by the end of the year.

SUMMARY

Adara at Otay Ranch is a Master Planned community between Chula Vista and Jamul, located in unincorporated San Diego County. Comprised of up to 1,119 new homes ranging in price-point and design. At the lowest end, some models will be available in the \$400,000 range, and at the top of the price range will be "ranchettes" expected to cost approximately \$1M and above. The development will also include four public parks, an elementary school site and over 700 acres of permanent preserve. It is consistent with the County's General Plan and includes solar energy, drought tolerant landscaping, electric vehicle charging stations and is a carbon neutral community.

INDUSTRIES IMPACTED

Insofar as the San Diego region maintains a high deficit of housing that is contributing to a housing shortage that impact employment (retention and attraction of the workforce), this project would impact those hiring in the southern San Diego region. However, more directly, the proposal impacts the building industry.

SUPPORTERS

Chula Vista Chamber of Commerce
East County Chamber of Commerce

OPPONENTS

None on file

ARGUMENTS IN FAVOR

Adara will provide over 1,000 new homes in the southern region of the county, introducing additional product to a market that desperately needs it. The proposal complies with the General Plan which allows for roughly twice the number of units. Consequently, the area has the necessary infrastructure to support additional residents and provides a particularly well-suited landscape to rapidly bring more housing units to market, and provide families at a range of earning levels the opportunity to own a home.

ARGUMENTS IN OPPOSITION

The parcels on which Adara will be built are currently vacant. The land would be better utilized as open space, or as another preserve that prioritizes the environment.