

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA WAIVING PARKLAND IN-LIEU FEES FOR A
100 PERCENT AFFORDABLE SENIOR HOUSING PROJECT
LOCATED AT 178 THIRD AVENUE KNOWN AS CHULA
VISTA SENIORS

WHEREAS, the high cost of constructing affordable housing is a challenge for developers, lenders, and investors; and

WHEREAS, the City of Chula Vista needs affordable housing units and currently does not have many affordable housing units strictly available for seniors (55 years and older); and

WHEREAS, Interfaith Development Corporation is developing 57 affordable senior housing units and one manager unit at 178 Third Avenue (“Project”), but needs a waiver of certain City development fees and taxes to enhance Project feasibility; and

WHEREAS, the Project will result in a public benefit by providing new housing and on-site amenities for seniors that will be 100% deed-restricted for seniors age 55 and older for a term of 55 years, where all units will be rented to seniors with low, very low, and extremely low incomes, with a preliminary plan consisting of 40 dwelling units restricted to low income households, 11 units restricted to very low income households or persons, and 6 units restricted to extremely low income households or persons; and

WHEREAS, the Chula Vista Municipal Code (“CVMC”) Section 17.10.070(B) provides for the waiver, by resolution of the City Council, of all or any portion of parks improvements, or in-lieu fee requirements for parks, in the interest of stimulating the construction of much needed housing for low- and moderate-income families or persons; and

WHEREAS, senior housing developments, such as the Project, are not typically heavy users of parks and other infrastructure constructed with City required in-lieu park fees; and

WHEREAS, the waiver of the Parkland Acquisition Fee in the amount of \$215,006 and Parkland Development Fee in the amount of \$410,408, for a total of \$625,414, provides much needed financial assistance to the Project to facilitate the construction of 57-units of 100% affordable senior housing units in downtown Chula Vista; and

WHEREAS, City staff recommends approval of the requested waivers of the Parkland Acquisition Fee and Parkland Development Fee for the Project; and

WHEREAS, the City Clerk set the time and place for consideration before the City Council for the requested fee waivers for the Project, and notice of the consideration of the request, together with its purpose, was properly provided consistent with State law and City Codes; and

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WHEREAS, the Chula Vista City Council has reviewed and considered all materials for the requested in-lieu parkland fee waiver for the Project; and

WHEREAS, the matter was considered at the time and place as advertised in the Council Chambers, 276 Fourth Avenue, before the Chula Vista City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it approves the waiver of the Parkland Acquisition Fee in the amount of \$215,006 and Parkland Development Fee in the amount of \$410,408, for a total fee waiver of \$625,414, for the Project to facilitate the construction of needed affordable senior housing units in downtown Chula Vista.

Presented by

Approved as to form by

Laura C. Black, AICP
Director of Development Services

Marco A. Verdugo
City Attorney