

RESOLUTION NO. 2023-185

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA WAIVING PARKLAND IN-LIEU FEES AND
RESIDENTIAL CONSTRUCTION TAX FOR A 100 PERCENT
AFFORDABLE SENIOR HOUSING PROJECT NAMED
CONGREGATIONAL SUITES

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

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

WHEREAS, 3rd Street RHF and CCDC Partners, L.P., is developing 55 affordable senior housing units at 305 E. Street (the "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 55 years, where all units will be rented to seniors with very low, low- and moderate-incomes, consisting of 19 dwelling units restricted to very low-income households or persons, 19 units restricted to low-income households or persons, and 17 units restricted to moderate-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. Further, under CVMC section 3.32.050 the City Council may waive the Residential Construction Tax for affordable housing projects that serve low- or moderate-income families and 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 Parkland Acquisition Fees in the amount of \$207,592, Parkland Development Fees in the amount of \$396,256, and Residential Construction Tax in the amount of \$14,025, for a total of \$617,873 in fees provides much needed financial assistance to the Project to facilitate the construction of 55-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, Parkland Development Fee, and Residential Construction Tax for the Project; and

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WHEREAS, the City Clerk set the time and place for consideration before the City Council for the requested fee and tax 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

WHEREAS, the Chula Vista City Council has reviewed and considered all materials for the requested in-lieu parkland fee and tax waivers 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 Parkland Acquisition Fees in the amount of \$207,592, Parkland Development Fees in the amount of \$396,256, and Residential Construction Tax in the amount of \$14,025 for the Project to facilitate the construction of needed affordable senior housing units in downtown Chula Vista.

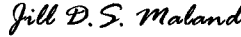
[SIGNATURES ON THE FOLLOWING PAGE]

Presented by

Approved as to form by

DocuSigned by:

 68970191600C4C4

 Laura C. Black, AICP
 Director of Development Services

DocuSigned by:

 FFB949DC9B5747E

 Jill D.S. Maland
 Lounsbury Ferguson Altona & Peak
 Acting City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 28th day of November 2023 by the following vote:

AYES: Councilmembers: Chavez, Gonzalez, Preciado, and McCann
 NAYS: Councilmembers: None
 ABSENT: Councilmembers: Cardenas

DocuSigned by:

 7804EC23B90B473...

 John McCann, Mayor

ATTEST:

DocuSigned by:

 3074D104EAF342E...

 Kerry K. Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO)
 CITY OF CHULA VISTA)

I, Kerry K. Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2023-185 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 28th day of November 2023.

Executed this 28th day of November 2023.

DocuSigned by:

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 Kerry K. Bigelow, MMC, City Clerk