

RESOLUTION NO. 2024-031

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY PROGRAM FOR REHABILITATION AND CONVERSION OF THE PALOMAR MOTEL INTO PERMANENT SUPPORTIVE HOUSING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO DEVELOPMENT AGREEMENT(S) WITH WAKELAND HOUSING AND DEVELOPMENT CORPORATION

WHEREAS, the City of Chula Vista (“Co-Applicant”) owns the real property located at 1160 Walnut Avenue, commonly known as the Palomar Motel (the “Project”); and

WHEREAS, the Co-Applicant intends to convert the Project into Permanent Supportive Housing, providing long-term housing and supportive services for formerly homeless households; and

WHEREAS, the Co-Applicant carried out a competitive selection process consisting of a Request for Qualifications (“RFQ”) and Request for Proposals (“RFP”) to select a developer partner for the rehabilitation and operation of the Project, and selected Wakeland Housing and Development Corporation (“Corporation”) as its proposed developer partner; and

WHEREAS, the California Department of Housing and Community Development (“Department”) may issue a Notice of Funding Availability (“NOFA”) for Round 4 of the Homekey Program in 2024; and

WHEREAS, the Co-Applicant desires to jointly apply for Homekey grant funds with Corporation, and Co-Applicant is therefore joining Corporation in the submittal of an application for Homekey funds (“Application”) to the Department for review and consideration; and

WHEREAS, the Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code), and Homekey allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213, Standard Agreement (“Standard Agreement”), and all other legal requirements of the Homekey Program; and

WHEREAS, the City Council desires to authorize the City Manager to negotiate and enter into all necessary agreements with Corporation for the development of the Project, consistent with this resolution and its basic purpose.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it authorizes and directs the City Manager or their designee to submit an Application to the Department in response to the NOFA, and to jointly apply for Homekey grant funds in a total amount not to exceed \$10,175,000.

Resolution No. 2024-031

Page No. 2

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that if the Application is approved, the City Manager is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed \$10,175,000, any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto, as approved by the City Attorney (collectively, the “Homekey Documents”).

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that Co-Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that the City Manager or her designee is authorized to execute the Application and the Homekey Documents on behalf of Co-Applicant for participation in the Homekey Program.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that the City Manager or her designee is authorized to negotiate and enter into all necessary developer or partnership agreements with Corporation on behalf of Co-Applicant for the development and operation of Permanent Supportive Housing at the Project consistent with this resolution and its basic purpose.

[SIGNATURES ON THE FOLLOWING PAGE]

Presented by

Approved as to form by

DocuSigned by:

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Stacey Kurz
Director of Housing and Homeless Services

DocuSigned by:

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

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 20th day of February 2024 by the following vote:

AYES: Councilmembers: Chavez, Gonzalez, Preciado, and McCann

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

DocuSigned by:

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John McCann, Mayor

ATTEST:

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For

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. 2024-031 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 20th day of February 2024.

Executed this 20th day of February 2024.

DocuSigned by:

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For

Kerry K. Bigelow, MMC, City Clerk