



# AGENDA REPORT

Department: Housing Authority  
Prepared by: Greg Rose, Property Agent  
Meeting Date: Tuesday, January 17, 2023  
Approved by: Brad Raulston, City Manager

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**SUBJECT:**

Affordable Housing Density Bonus Agreement for 1628 Orange Street

**RECOMMENDATION:**

Approve the Resolution Entitled, “Resolution of the City Council of the City of National City, California (1) approving an Affordable Housing Density Bonus Agreement with Orange St. Partners, LLC, a California limited partnership, restricting the rent and occupancy of one (1) unit to a very low income household in exchange for two concessions pursuant to California Government Code Sections 65915 – 65918 for the development of 8 housing units located at 1628 Orange Street in National City.”

**BOARD/COMMISSION/COMMITTEE PRIOR ACTION:**

Not Applicable.

**EXPLANATION:**

Orange Street Partners (Developer) wants to build an 8-unit project at 1628 Orange Street. The Developer is able to build eight units by right. The Developer is proposing to restrict one unit as very low income, in exchange for two incentives, pursuant to California Government Code Section 65915-65918. The incentives accepted by the National City Planning Department are: 1) eliminate the requirement for 75% minimum street wall; and 2) eliminate the requirement for a 10 ft. landscape buffer (this would otherwise be required along the north side of parking lot). The Affordable Density Housing Bonus Agreement will serve to memorialize the Developer’s obligation to provide the affordable unit and the restriction of the affordable unit by the recordation of this Agreement assuring affordability for a total of 55 years. A Performance Deed of Trust will also be recorded to secure the Agreement on the property. Information on the Density Bonus Program can be found in the background report attached.

**FINANCIAL STATEMENT:**

Adoption of the resolution will have no impact on the General Fund. The Housing Authority will collect an annual monitoring fee of \$215.00 per affordable unit.

**RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:**

Housing and Community Development

**ENVIRONMENTAL REVIEW:**

This is not a project under CEQA and is therefore not subject to environmental review. CCR15378; PRC 21065.

**PUBLIC NOTIFICATION:**

Agenda Report posted within 72 hours of meeting date and time in accordance with Brown Act.

**ORDINANCE:**

Not Applicable

**EXHIBITS:**

Exhibit A - Background Report

Exhibit B - Agreement

Exhibit C – Deed of Trust

Exhibit D - Resolution