

RESOLUTION NO. 2023-

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

WHEREAS, ORANGE ST. PARTNERS, LLC, a California Limited Partnership (“Developer”) is developing the property located at 1628 Orange Street; and

WHEREAS, current zoning allows for the construction of 8 units by right; and

WHEREAS, the Developer will restrict the rent and occupancy of one (1) unit to a very low income household (below 50% of area median income) in exchange for two deviations, (1) Eliminate requirement for 75% minimum street wall, (2) Eliminate requirement for 10 ft landscape buffer (this would otherwise be required along the north side of parking lot), mandated by California Government Code Sections 65915 – 65918; and

WHEREAS, the Affordable Density Housing Bonus Agreement (“Agreement”) will serve to memorialize the Developer’s obligation to provide the one (1) affordable unit and the restriction of the affordable unit by the recordation of this Agreement assuring affordability for a total of fifty-five (55) years; and

WHEREAS, a Performance Deed of Trust will also be recorded to secure the Agreement on the property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: Approves an Affordable Housing Density Bonus Agreement with Orange Street Partners, LLC, a California Limited Partnership (attached as Exhibit B to the Agenda Report), 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.

Section 2: That the City of National City will record a Performance Deed of Trust (attached as Exhibit C to the Agenda Report) securing the timely performance of the Affordable Housing Density Bonus Agreement, and after it is recorded in the County of San Diego, a copy of said Deed of Trust will be on file in the Office of the City Clerk.

Section 3: The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 17th day of January 2023.

Ron Morrison, Mayor

ATTEST:

Shelley Chapel, Interim City Clerk

APPROVED AS TO FORM:

Barry J. Schultz, City Attorney