

**COUNCIL POLICY
CITY OF CHULA VISTA**

**SUBJECT: SPECIFIC CATEGORIES OF DEVELOPMENT
PROJECT ASSISTANCE OR FEE SUBSIDIES**

**POLICY
NUMBER**

**EFFECTIVE
DATE**

PAGE

200-01

05-11-93

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ADOPTED BY: Resolution No. 17086/RDA No. 1324

DATED: 05-11-93

BACKGROUND

At a joint City Council/Redevelopment Agency meeting on May 11, 1993, the City Council and Redevelopment Agency approved the establishment of a policy on specific categories of development project assistance or fee subsidies to address certain impacts of the Master Fee Schedule update which was completed on March 23, 1993.

PURPOSE

Establishing a policy for special consideration of various impacts of city fees.

POLICY

A. Category I. Very Low-Income Residential

For residential development proposals of less than twenty (20) dwelling units which

1. Are not part of a Planned Community development
2. Consist of new construction or major refurbishment (remodeling valued at or above \$25,000)
3. Are determined by the city to serve Very Low-Income housing needs (not in excess of 50% of median income), according to the median area income statistics compiled annually by the federal Department of Housing and Urban Development (HUD) for the San Diego metropolitan area,

A grant of 25% of the total fees for each Very Low-Income unit for:

1. Electrical Permits
2. Plumbing Permits
3. Building Permits

may be provided by the City against the cost of said fees. Depending upon funding availability and qualifications, said grant may be provided from the Redevelopment Agency Low-Moderate Income Housing Fund and/or Home Investment Partnership funds. Otherwise, said grant would take the form of a subsidy of that portion of the fees, with the associated costs absorbed by the General Fund.

On a case-by-case basis, if the City or Agency or Chula Vista Housing Authority determines that other incentives, subsidies or assistance of similar or greater value may be more appropriate, said incentives, subsidies or assistance may be provided in lieu of the aforementioned grant.

Whenever such a determination is made, it shall be subject to all applicable ordinances, policies and procedures - including those regarding authority to grant fee waivers and approve development agreements. No such assistance shall be granted absent some form of written agreement and/or compliance measures assuring to the city's satisfaction that the project in question will indeed meet the identified housing needs.

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B. Category II. Lower-Income Residential

For residential development proposals of less than twenty (20) dwelling units which

1. Are not part of a Planned Community development
2. Consist of new construction or major refurbishment (remodeling valued at or above \$25,000)
3. Are determined by the city to serve Lower-Income housing needs (not in excess of 60% of median income), according to the median area income statistics compiled annually by the federal Department of Housing and Urban Development (HUD) for the San Diego metropolitan area,

A grant of 10% of the total fees for each Lower-Income unit for:

1. Electrical Permits
2. Plumbing Permits
3. Building Permits

may be provided by the City against the cost of said fees. Depending upon funding availability and qualifications, said grant may be provided from the Redevelopment Agency Low-Moderate Income Housing Fund and/or Home Investment Partnership funds. Otherwise, said grant would take the form of a subsidy of that portion of the fees, with the associated costs absorbed by the General Fund.

On a case-by-case basis, if the City or Agency or Chula Vista Housing Authority determines that other incentives, subsidies or assistance of similar or greater value may be more appropriate, said incentives, subsidies or assistance may be provided in lieu of the aforementioned grant.

Whenever such a determination is made, it shall be subject to all applicable ordinances, policies and procedures, including those regarding authority to grant fee waivers, and approval of development agreements. No such assistance shall be granted absent some form of written agreement and/or compliance measures assuring to the city's satisfaction that the project in question will indeed meet the identified housing needs.

C. Category III. Residential Improvements/Expansion (General)

For improvements to or expansions of existing residential dwelling units which do not increase the number of Equivalent Dwelling Units (EDUs) and which do not come under the purview of Category I or II,

No special consideration of fees shall be given to such projects and any fee waiver requests shall be processed according to the current fee waiver ordinance and/or policies.

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D. Category IV. Business (General)

No special consideration of fees shall be given to such projects and any fee waiver requests shall be processed according to the current fee waiver ordinance and/or policies.

E. Granting Authority

The City Council and Redevelopment Agency hereby delegate the authority to the City Manager to make such grants or authorize such assistance pursuant to this policy as may be less the \$2,500, upon giving an informational memo to the Council and/or Agency. If the amount of the grant or assistance is in excess of \$2,500, said grant or assistance shall be subject to consideration by the Council and/or Agency, depending on the funding sources of the assistance.