



# City of Chula Vista

## Staff Report

---

**File#:** 14-0757, **Item#:** 1.

---

RESOLUTION NO. 2015-017 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR A HOUSING-RELATED PARKS (HRP) GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING, ANY AMENDMENTS THERETO, AND ANY RELATED DOCUMENTS NECESSARY FOR IMPLEMENTATION OF THE HRP

### **RECOMMENDED ACTION**

Council adopt the resolution.

### **SUMMARY**

The State of California recently released a notice of funding availability for the Housing-Related Parks Program (HRP). This program provides incentives and rewards to local governments for building affordable housing by providing grant money for the creation, development or rehabilitation of park and recreation facilities. With existing park and recreation facilities in western Chula Vista in need of repairs and enhancements, staff recommends that the grant proposal focus on these parks and recreation facilities.

### **ENVIRONMENTAL REVIEW**

The Environmental Review Coordinator has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a "Project" as defined under Section 15378 of the State CEQA Guidelines because the proposed action consists of a governmental fiscal activity which, on its own, would not result in a potentially significant physical impact on the environment. However, when the actual project(s) for which the grant monies are earmarked are adequately defined and ready to be carried out, the appropriate environmental review and documentation will be required. Therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the activity is not subject to CEQA.

### **BOARD/COMMISSION RECOMMENDATION**

Not Applicable

### **DISCUSSION**

The State of California recently released a notice of funding availability for the Housing-Related Parks Program (HRP). This program is funded through the passage of Proposition 1C, which creates incentives and rewards local governments for building affordable housing by providing grant money for needed parks in those communities. The grant funds may be used for the creation, development or rehabilitation of park and recreation facilities.

In order for the City to be eligible for the grant the City must have an approved Housing Element and Annual Progress Reports on file with the State of California. The City must also have construction

---

**File#: 14-0757, Item#: 1.**

---

approval of low income units within the program year of the application period. The grant award is based on the number of bedrooms in newly constructed, substantially rehabilitated, converted or preserved project(s) with deed restricted affordable dwelling units (DUs). Based upon the eligibility criteria of the HRP, the following affordable housing projects listed in Table I below may qualify the City for this grant:

**Table I**

<b>Housing Project</b>	<b>Total DUs</b>	<b>Total Eligible Bedrooms</b>
<b>Lofts on Landis</b>	33	<b>73</b>
<b>Garden Villas</b>	100	<b>99</b>
<b>Congregational Towers</b>	186	<b>184</b>
<b>Trenton Transitional Hsg</b>	7	<b>11</b>
<b>Colorado</b>	2	<b>3</b>
<b>Glover</b>	4	<b>6</b>
<b>TOTAL</b>	<b>332</b>	<b>373</b>

In addition, the City may also be eligible for bonus awards for selecting park/recreation facilities which are located in or near a low/moderate income census tract, in a park-deficient area, and are located within a short distance to infill housing projects. To be eligible for the bonus dollars, all parks and recreation facilities in the application must meet the bonus criteria. This ensures the City receives the maximum bonus points. Based on all the criteria, the City may be eligible to receive an estimated \$702,000 in grant funds. This is double the anticipated amount without the bonus. HCD may apply, upon their discretion, additional bonus points that could increase the potential award. At HCD's recommendation, the Council Resolution will include a "not to exceed" amount of \$1,000,000 to allow the reviewers to apply potential bonus points and therefore increase the grant amount to the City.

Staff recommends utilizing this one time grant to address existing deficiencies at Parkway Community Center and the adjacent Memorial Park located in an eligible low income census in Chula Vista and within a short distance to those affordable infill projects Congregational Tower and Lofts on Landis, refer to Attachment 1 for Locator Map. In selecting these facilities for improvements, City staff considered the potential bonus opportunities (described above), parks with the greatest need of improvements listed in the City's critical needs list, shovel-ready projects that can be completed by HCD's expenditure deadline, and facilities and parks that are heavily utilized by low and moderate income persons. Therefore, if awarded HRP grant funds, the funds will be utilized for improvements listed below:

**Table II**

<b>Priority Level</b>	<b>Park/Recreation Facility</b>	<b>Location</b>	<b>Improvements</b>
1	Parkway Community Center	373&385 Park Way	Pool resurfacing, pool deck improvements, repairs to rain gutters to address on-going drainage issues, roof repair, paint and façade improvements, restroom and shower improvements, and other facility upgrades
2.	Memorial Park Improvements	373 Park Way	Playground Equipment, Irrigation control repairs

Parkway Community Center will receive priority level one since it is the most utilized community facility in western Chula Vista directly adjacent to low and moderate income areas. This center features a community swimming pool, a small gymnasium, a game room, and two meeting rooms. Most programs and drop-in activities primarily attract participants through high school age. Recreation classes include instruction in gymnastics, ballet, tap, jazz and a rather extensive Mexican Folk Dance program. In addition, there are pre-school activities, including a Tiny Tot class that serves between 48 youngsters each quarterly session. The Center also serves as a site for the Youth Basketball games and practices in the winter and summer. Adjacent to the Center is a tot lot for children 2 to 5 years old. During the summer breaks, the level of services increases and provides a greater benefit to the surrounding community.

HCD reserves the right to review the application and adjust the final award. Although, these funds are not competitive in nature, they are available to all jurisdictions meeting the application requirements. If the funding requests exceed the amount available, the State reserves the right to reduce all grants proportionally or, in the event the HRP is undersubscribed, roll over unused funds to the next funding round. In the event the City receives less than the anticipated base amount of \$702,000, the project improvement list in Table II above will be re-prioritized, as needed. In the event, the award exceeds \$702,000, any remaining funds may be used for Memorial Park, identified as Priority Level two (2) project, as listed in Table II above. HCD recommends listing additional projects in the event the City receives a greater award of \$702,000, due to the bonus points, and funding applied at the HCD level.

#### **DECISION-MAKER CONFLICT**

Staff has reviewed the property holdings of the City Council and has found no property holdings with 500 feet of the boundaries of the property which is subject of this action. Staff is not independently aware, and has not been informed by any Councilmember, of any other fact that may constitute a basis for a decision maker conflict of interest in this manner.

---

**File#:** 14-0757, **Item#:** 1.

---

**LINK TO STRATEGIC GOALS**

The City's Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods and a Connected Community. This action supports the goals of a Healthy Community and a Connected Community by making park space and recreation available for residents to enjoy.

**CURRENT YEAR FISCAL IMPACT**

If awarded, these grant funds will allow the City to move forward on needed improvements not currently programmed at this time. Grant awards are not expected to occur in the current fiscal year.

**ONGOING FISCAL IMPACT**

If awarded, staff will return to Council to appropriate grant funds.

**ATTACHMENT**

1. Locator Map

*Staff Contact: Jose Dorado, Development Services Project Coordinator*