

RESOLUTION NO. 2024-124

**A RESOLUTION OF THE CITY COUNCIL OF THE CHARTERED CITY OF
VISTA, CALIFORNIA, APPROVING AN EXCLUSIVE NEGOTIATION
AGREEMENT FOR 902 VISTA VILLAGE DRIVE**

The City Council of the City of Vista does resolve as follows:

1. Findings. The City Council hereby finds and declares the following:

A. On June 13, 2023, the City Council adopted Resolution No. 2023-97 declaring that parcel of real property located along Vista Village and Palm Drives were surplus land surplus land and not necessary for the City's use.

B. The City issued a Notices of Availability (NOA) for this parcel, 902 Vista Village Drive (APN 175-223-25-00), to local public agencies and affordable housing sponsors that are listed by HCD's in accordance with the California Surplus Land Act ("SLA"). In response to the NOA, the City received statements of interest from:

1. Wakeland Housing Development Corporation ("Wakeland") and Tideline Partners ("Tideline") on June 16, 2023; and

2. National Core ("CORE") and San Diego Community Housing Corporation ("SDCHC") on June 22, 2023. No other statements of interest were received.

C. It was determined that Wakeland/Tideline was the most responsive because it proposed the development of a greater number of affordable housing units than CORE/SDCHC. This decision is consistent with the provisions of California Government Code § 54227 (a) that govern the Surplus Land Act. Letters were delivered to each party on January 25th, 2024.

D. Staff congruently notified the Department of Housing and Community Development (HCD) of their decision and filed the proper forms on February 5th. On March 5th, HCD determined that the City met all the requirements under the SLA for the purposes of disposing of this property.

E. City staff, from the Housing and Planning Departments, held several meetings with the development team of Wakeland/Tideline to work toward finalizing project details. This development will be approximately 56 Permanent Supportive Housing Units serving households from 0-60% of the Area Median Income (AMI) and be non-age specific.

F. Both Parties reached a point where they wish to enter into an Exclusive Negotiation Agreement (ENA). This document aims to facilitate discussions for drafting an Affordable Housing Agreement (or a similar agreement) as well as a Regulatory Agreement which come back to Council for approval at a later date.

G. An ENA for affordable housing is a legally binding contract between a developer or organization and a government entity or landowner. This agreement typically grants the developer or organization exclusive rights to negotiate terms for the development of affordable housing on a particular piece of land for a specified period. In essence, an ENA provides a structured framework allowing both parties to negotiate in good faith the terms and conditions of

the project as they work toward the creation of an Affordable Housing and Regulatory Agreement.

2. Action.

A. The City Council finds that an Exclusive Negotiation Agreement by and among the City of Vista, Wakeland Housing Development Corporation and Tideline Partners for 902 Vista Village Drive is appropriate at this time.

B. The City Council authorizes the Mayor to execute the Exclusive Negotiation Agreement by and among the City of Vista, Wakeland Housing Development Corporation and Tideline Partners for 902 Vista Village Drive.

3. Adoption. PASSED AND ADOPTED at a meeting of the City Council of the City of Vista held on June 25, 2024, by the following vote:

AYES: Mayor Franklin, Contreras, Melendez, O'Donnell (Green absent)

NOES: None

ABSTAIN: None

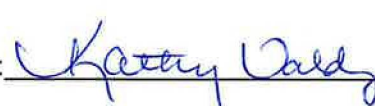


JOHN B. FRANKLIN, MAYOR

APPROVED AS TO FORM:
WALTER CHUNG, CITY ATTORNEY

ATTEST:
KATHY VALDEZ, CITY CLERK

By: 

By: 

APPROVED
Walter C. Chung
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