

EXHIBIT "B"

FINDINGS OF FACT

The City Council has reviewed the record, and makes the following findings for approving the appeal of the condition of approval that requires ongoing payment for municipal services:

1. On September 23, 2020, following multiple public hearings, the City Council adopted a policy requiring all new residential development approved after May 13, 2020, to pay for their ongoing costs of providing municipal services. However, the City's required regional housing needs assessment (RHNA) identified a goal of an additional 9,607 housing units, 1864 of which need to provide housing to very-low income individuals or families. The five deed-restricted units for very-low income households included in this project will help contribute to that goal. Additional ongoing costs would negatively impact the ability to provide these deed restricted units.
2. Removal of the condition of approval would support the City Council adopted Housing Element policies promoting the development of very-low income deed-restricted housing units to meet the City's RHNA goals, and removing the funding requirement would support the development of very-low income deed-restricted units.