

RESOLUTION NO. 16-22-CHA

A RESOLUTION OF THE CARSON HOUSING AUTHORITY APPROVING THE SECOND AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON HOUSING AUTHORITY AND AFFIRMED HOUSING GROUP, INC., AND APPROVING A GRANT AGREEMENT BY AND BETWEEN THE CARSON HOUSING AUTHORITY AND NEXUS FOR AFFORDABLE HOUSING, INC., RELATING TO THE DEVELOPMENT OF 401 SEPULVEDA BOULEVARD

WHEREAS, the Carson Housing Authority (“Authority”) and Affirmed Housing Group, Inc., a Delaware corporation (“Developer”), previously entered into a Disposition and Development Agreement dated June 16, 2015 (“DDA”) for development of a 65-unit affordable senior housing project (“Project”) on the Authority-owned property located at 401 Sepulveda Boulevard in the City of Carson; and

WHEREAS, the DDA was amended for the first time on February 16, 2016; and

WHEREAS, Developer has requested that the cash grant (“Grant”) be made to NEXUS for Affordable Housing, Inc., a California non-profit corporation (“NEXUS”), instead of Developer, which will loan the proceeds of the Grant to Developer, or its assignee, for use in connection with the development and construction of the Project pursuant to the terms of the DDA; and

WHEREAS, a Second Amendment to the DDA has been prepared and reflects the negotiated terms agreed to by the Carson Housing Authority, the Developer, and NEXUS; and

WHEREAS, this Amendment does not change the purpose of the Agreement, which is to implement the Authority’s objective of improving and increasing the supply of affordable housing in the City of Carson; and

WHEREAS, this Second Amendment is consistent with the City’s goal, expressed in the City’s Housing Element, of improving the existing housing stock while preserving affordability;

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, based on the evidence presented to the Authority, including the written staff report and oral testimony on this matter, the Authority does hereby find, determine, and resolve as follows:

Section 1. The above recitals are all true and correct and adopted as findings.

Section 2. The Second Amendment, a copy of which is available at the City Clerk’s office, and by this reference incorporated herein, including the Grant Agreement included therein, are hereby approved.

Section 3. The CEQA determination, which was adopted on June 3, 2015, remains adequate to address all potential environmental impacts of this Project and no further environmental review is necessary.

Section 4. The Chairman and/or Executive Director and/or any other authorized officers are hereby authorized to take such actions, perform such deeds, and execute, acknowledge, and deliver such instruments and documents as they deem necessary to effectuate the transactions contemplated under the DDA and all amendments thereto.

PASSED, APPROVED and ADOPTED this 18th day of October, 2016.

Chairman Albert Robles

ATTEST:

Authority Secretary Joy Simarago

APPROVED AS TO FORM:

Authority Counsel Sunny K. Soltani