

RESOLUTION NO. 17-02-CHA

A RESOLUTION OF THE CARSON HOUSING AUTHORITY MAKING CERTAIN FINDINGS AND APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON HOUSING AUTHORITY AND CARSON FIGUEROA AFFORDABLE HOUSING, LP RELATING TO THE DEVELOPMENT OF THE SOUTHWEST CORNER OF FIGUEROA AND CARSON STREET

WHEREAS, pursuant to Health & Safety Code Section 34176, the Carson Housing Authority (Authority) became the Housing Successor to manage the housing assets and obligations of the former Carson Redevelopment Agency (Agency); and

WHEREAS, the California Department of Finance has approved the transfer of the Low Mod Income Housing Asset Fund and other housing assets from the Agency to the Authority; and

WHEREAS, to effectuate the provisions of the Redevelopment Plan in regards to the creation of affordable housing for the Carson Consolidated Project Area, the Authority is considering the acquisition and transfer of the property located at southwest corner of Figueroa and Carson Street (Site) to Carson Figueroa Affordable Housing, LP, a California limited partnership (Developer), pursuant to a Disposition and Development Agreement (DDA) with the Developer for the construction of a 51-unit affordable housing project (Project) as further described in the DDA; and

WHEREAS, the DDA is subject to the requirements of Health & Safety Code Section 33433 because the Site was purchased with the proceeds of bonds to be repaid with tax increment revenues; and

WHEREAS, the purpose of the Agreement is to implement the Authority's objective of improving and increasing the supply of affordable housing in the City of Carson; and

WHEREAS, Health & Safety Code Section 33433 requires that the Authority Board and the City Council approve the DDA, that certain findings be made and that the Summary Report and a copy of the DDA be made available for public inspection; and

WHEREAS, the Summary Report and a copy of the DDA were prepared and made available for public inspection as required by Section 33433; and

WHEREAS, in accordance with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq. "CEQA"), after examining the potential impacts of the development of the Project on the environment, pursuant to the Class 32 "in-fill" categorical exemption (CEQA Guideline Section 15332), this Project is exempt from environmental review, because the project is defined as an in-fill development project, located on no more than five acres, has no native vegetation or watercourses present on site, can be adequately served by all

required utilities and public services, and the existing street network has adequate capacity to accommodate the anticipated traffic from the proposed Project; and

WHEREAS, on January 24, 2017, the Authority and the City Council conducted and concluded a duly noticed joint public hearing pursuant to Section 33433 to consider the DDA, the Summary Report and the CEQA exemption determination; and

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, and the 33433 Report, the Agency 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 DDA is consistent with the adopted Redevelopment Plan for the Carson Consolidated Project Area and the former Carson Redevelopment Agency's Implementation Plan adopted pursuant to California Health and Safety Code Section 33490.

Section 3. The CEQA determination is adequate.

Section 4. The facts set forth in the Summary Report prepared for the DDA are incorporated herein and are found to be true and correct.

Section 5. The acquisition and transfer of the Site will assist in the elimination of blight in the Carson Consolidated Project Area and will provide housing for low income persons.

Section 6. The consideration for the Site is not less than the fair reuse value of the Site at the use and with the covenants and conditions and development costs authorized by the DDA.

Section 7. The DDA, a copy of which is available at the City Clerk's office, and by this reference incorporated herein, and the instruments referenced therein are hereby approved.

Section 8. 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.

PASSED, APPROVED and ADOPTED this 24th day of January, 2017.

Chairman Albert Robles

ATTEST:

Authority Secretary Donesia L. Gause, CMC

AS TO FORM:

Authority Counsel Sunny K. Soltani

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