

RESOLUTION NO. 17-06-CHA

A RESOLUTION OF THE CARSON HOUSING AUTHORITY MAKING CERTAIN FINDINGS AND APPROVING A DEVELOPMENT AND LOAN AGREEMENT BY AND BETWEEN THE CARSON HOUSING AUTHORITY AND 21205 CARSON ARTS, LP RELATING TO THE DEVELOPMENT OF THE PROPERTY LOCATED AT 21205 MAIN 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 providing financial assistance to Carson Figueroa Affordable Housing, LP, a California limited partnership (Developer), for the construction of a 46-unit affordable housing project (Project) on the property located at 21205 Main Street (Site), pursuant to the terms of a Development and Loan Agreement (DLA); 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, a financial gap analysis was completed to establish the appropriate financial assistance to be provided by the Authority for the Project and a copy of the DLA was prepared and made available for public inspection; 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, a Mitigated Negative Declaration was prepared and approved by the City Council of the City of Carson on February 21, 2017; and

WHEREAS, on February 21, 2017, the Authority and the City Council conducted and concluded a duly noticed joint public hearing to consider the DLA; 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, 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 DLA 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 remains adequate to address all potential environmental impacts of this Project and no further environmental review is necessary.

**Section 4.** The Project will assist in the elimination of blight in the Carson Consolidated Project Area and will provide housing for low income persons.

**Section 5.** The DLA, 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 6.** 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 DLA.

**PASSED, APPROVED and ADOPTED** this 21<sup>st</sup> day of February, 2017.

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Chairman Albert Robles

ATTEST:

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Authority Secretary Donesia L. Gause, CMC

AS TO FORM:

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Authority Counsel Sunny K. Soltani