

RESOLUTION NO. 17-022

A RESOLUTION OF THE CITY OF CARSON MAKING CERTAIN FINDINGS AND APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CARSON HOUSING AUTHORITY AND 21205 CARSON ARTS, LP RELATING TO THE DEVELOPMENT OF 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, 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, 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 (MND) was prepared by the City of Carson (City) and made available for public review from January 19, 2017 through February 20, 2017; and

WHEREAS, the MND was approved by the City Council of the City of Carson (City) on February 21, 2017; and Pursuant to CEQA, the potentially significant impacts identified in the MND, including cultural resources, hazards and hazardous materials, and noise will be reduced to less than significant through implementation of the mitigation measures identified in the MND; and

WHEREAS, all mitigation measures from the MND will be incorporated into the conditions of approval of entitlements; and

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

NOW, THEREFORE, based on the evidence presented to the City, including the written staff report and oral testimony on this matter, the City 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 City further finds that the development permitted by the proposed project will not have a significant effect on the environment as indicated in the Initial Study and MND prepared for this project; and the MND, a copy of which is available at the office of the City's Planning Department, and by this reference incorporated herein, and the instruments referenced therein are hereby approved.

**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 Mayor 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 and the MND.

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

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Mayor Albert Robles

ATTEST:

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City Clerk Donesia L. Gause, CMC

AS TO FORM:

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City Attorney Sunny K. Soltani