



HOUSING AUTHORITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

GLOBE TIMELINE

Date (s)	Event/Activity
December, 2003	The Agency receives a written notice from the State of California, Department of Transportation (Caltrans) regarding the sale of surplus properties on Globe. These properties were being offered under Government Code 54220-54227 such states the use of the site shall be for housing persons and families of low or moderate income.
January 13, 2004	The Agency transmits a Purchase Offer to Caltrans
March 7, 2005	Caltrans transmits letter to the Agency informing that there is a temporary construction easement on the Globe site until December 31, 2006. The 405 Freeway widening project is delayed and takes an additional 12 months.
July, 2005	Property sale completed with Agency purchasing 6 single family homes on 7 parcels for \$3.1 million, with stipulation that Agency not develop site until Caltrans completes 405 widening.
July 2004-2007	Project on hold during 405 widening completion
June 2007	City strategizes on development of all affordable housing sites including Globe and prepares seven year Comprehensive Housing Strategy allocating all housing LMIHF proceeds consistent with RHNA.
July, 2007	Cost estimator is retained to determine the best use of the Globe site.
May 18, 2009 – September, 2009 (outreach is also on-going)	City conducts outreach campaign to gather community support on Strategy.
March 17, 2008	The Agency approves implementation of Years 1 and 2 of seven year strategy which includes Globe site.
January and March 2009	Community outreach continues with neighborhood meetings and presentation to the Committee on Redevelopment (ACOR). City addresses parking traffic and site planning issues.
February 5, 2009	The Agency post notice inviting bids for the demolition of the Globe Site

Culver City Employees take pride in effectively providing the highest levels of service to enrich the quality of life for the community by building on our tradition of more than seventy-five years of public service, by our present commitment, and by our dedication to meet the challenges of the future.

March 16, 2009	Staff recommended to the Agency the demolition of the Globe Site. Due to community concern, the Agency instructed staff to investigate rehabilitation options for the 6 single family homes.
October 5, 2009	Agency staff conclude that rehabilitation options for the Globe site are impractical due to lot size, on-site parking, building configuration and lot configuration which is nonconforming. Based on these findings, the Agency approves demolition.
May 3, 2010	Agency approves demolition contract
June 23, 2010	A community meeting regarding the demolition of Globe is held at Fire Station 2. Staff outlines the demolition timeline and explains dust and noise control, crew parking and hour of operation.
August 16- September 17, 2010	Abatement of hazardous materials and demolition of site.
October 13, 2010	Notice of Completion for the Globe Demolition
November 22, 2011	Agency authorizes the release of a Request for Proposal (RFP) to solicit a qualified multi-family developer with experience in homeownership.
January 20, 2011	Two (2) proposals were received from Habitat for Humanity of Greater Los Angeles and City Ventures
June 13, 2011	Agency Board selects Habitat for Humanity of Greater Los Angeles for the development and instructed staff to negotiate the terms and conditions of an Exclusive Negotiation Agreement (ENA)
June 23, 2011	Housing, Planning, Building Safety, and Redevelopment conduct tour of Habitat for Humanity Site in Lawndale
November 5, 2011	Housing Authority and Habitat for Humanity of Greater Los Angeles enter into an ENA.
January 12 – February 9, 2012	Housing staff conducts additional outreach and community meetings
January 30, 2012	Housing Authority approves Disposition and Development Agreement (DDA) with Habitat for Humanity of Greater Los Angeles.
May 17, 2012	Preliminary Project Review (PPR) meeting held with Planning, Engineering, Public Works, and Building Safety Staff to review pre-application land use entitlement plans
August 1, 2012	Per AB1484, an inventory of all Housing Assets is submitted to the State of California Department of Finance for review and approval.

August 31, 2012	The DOF submits their findings to the Housing Assets Inventory disputing the Globe project and the land.
September 5, 2012	A Meet and Confer is requested to dispute the DOF's findings regarding the Globe property/project.
January 23, 2013	The Meet and Confer Session with the DOF was held in Sacramento
February 25, 2013	The DOF transmit a notice with a reversal of the previous objection to the Globe property and the property is now deemed a Housing Authority asset.
February 2013 to December 2015	Habitat for Humanity (Applicant) securing financing for affordable housing construction at the project site and renegotiating with the Authority on the affordability limits and financing of the project.
December 14, 2015	Authority Board Approves the Amended and Restated Disposition, Development and Loan Agreement.
January 25, 2016	City Council approves a fee resolution waiving all building and permit fees
February 1, 2016	Applicant submits land use entitlement plans and application with the Planning Division
February 10, 2016	Two Community Meeting at Veterans Memorial Park at 4:00 pm AND 7:00 pm
February 25, 2016	Community Meeting at Culver City Presbyterian Church
February 25, 2016	Applicant reviews application plans with Planning, Engineering, Public Works, and Building Safety Staff to go over minor corrections and draft project conditions
March 23, 2016	Planning Commission Hearing
TBD	City Council Hearing