

1 RESOLUTION NO. 2016-R\_\_\_\_\_

2  
3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 CULVER CITY, CALIFORNIA, APPROVING THE WAIVER  
5 OF PERMIT FEES IN THE APPROXIMATE AMOUNT OF  
6 \$200,000 IN ACCORDANCE WITH THE AMENDED AND  
7 RESTATED DISPOSITION, DEVELOPMENT AND LOAN  
8 AGREEMENT BETWEEN THE CULVER CITY HOUSING  
9 AUTHORITY (AUTHORITY) AND HABITAT FOR  
10 HUMANITY OF GREATER LOS ANGELES FOR THE  
11 DEVELOPMENT OF AFFORDABLE AND WORKFORCE  
12 OWNERSHIP HOUSING ON THE AUTHORITY-OWNED  
13 SITE LOCATED AT 4044 – 4068 GLOBE AVENUE  
14 (PROJECT).

15 WHEREAS, in June 2005, the former Culver City Redevelopment Agency  
16 (CCRA) purchased seven surplus properties on Globe Avenue (Site) from the California  
17 Department of Transportation for \$3.1 million with Housing Set Aside Funds for the  
18 purposes of creating affordable housing (which Site was subsequently transferred to the  
19 Culver City Housing Authority when the State of California dissolved all redevelopment  
20 agencies). The Site is comprised of seven lots totaling 32,361 square feet and is zoned  
21 R-2, Residential Two Family, which allows the development of up to two residential  
22 dwelling units (townhomes) per lot; and

23 WHEREAS, on June 13, 2011, the Authority selected Habitat for  
24 Humanity of Greater Los Angeles (HFHGLA) as the affordable housing developer and  
25 on December 5, 2011, approved a Disposition, Development and Loan Agreement  
26 (DDA) for the construction of 10 affordable ownership housing units with former CCRA  
27 financial assistance including mortgage assistance funds; and

28 WHEREAS, with the dissolution of the redevelopment agencies the  
Authority retained the Site but not the mortgage assistance funds that were proposed  
as part of the Project. In response to the loss of former CCRA mortgage assistance  
funding, the Project was revised to include two workforce housing units.

1           WHEREAS, on December 14, 2015, an Amended and Restated  
2   Disposition, Development and Loan Agreement (Amended DDA) was prepared to  
3   address the new Project components in order to make the Project financially feasible;  
4   and

5           WHEREAS, Section 3.4, Costs of Construction, of the Amended DDA  
6   requires the Authority to exercise commercially reasonable efforts to cause the City to  
7   waive City permit fees for the Project in the amount of approximately \$200,000 and  
8   anticipates that the City would address such fee waiver through a resolution; and

9           WHEREAS, the City Council of the City of Culver desires to grant the  
10   request of the Authority and waive such permit fees under the conditions set forth in the  
11   Amended DDA and this Resolution.

12           NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER  
13   CITY DOES HEREBY RESOLVE AS FOLLOWS:

14           1.   City permit fees for the Project in the approximate amount of  
15   \$200,000, based on estimated fees provided by the City's Planning and Building  
16   Divisions (Permit Fees), are hereby waived under the conditions set forth in this  
17   Resolution.

18           2.   The City Manager, or designee, shall have the authority to approve  
19   a waiver of up to 25% above the estimated Permit Fees.

20           3.   Pursuant to Section 3.4 of the Amended DDA, if HFHGLA fails to  
21   complete construction of the Project or convey the housing units in accordance with the

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1 Schedule of Performance as set forth in the Amended DDA, HFHGLA shall promptly  
2 pay the Permit Fees to the City.

3 APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2016.  
4

5 \_\_\_\_\_  
6 MICHEÁL O'LEARY, Mayor  
City of Culver City, California

7 ATTEST:

APPROVED AS TO FORM:

8 \_\_\_\_\_  
9 MARTIN R. COLE, City Clerk  
A16-00045

for  \_\_\_\_\_  
CAROL A. SCHWAB, City Attorney