

**City of Culver City, California
Agenda Item Report**

Meeting Date: January 30, 2012		Item Number: <u>J-7</u>	
JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY AGENDA ITEM: (1) Adoption of a City Council Resolution Approving a Cooperation Agreement with the Culver City Housing Authority; (2) Adoption of a Housing Authority Resolution Approving a Cooperation Agreement with the City of Culver City.			
Contact Person/Dept.: Tevis Barnes		Phone Number: (310) 253-5782	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date:	
Public Notification Agendas and Meetings – City Council (1/27/12)			
Meetings and Agendas –			
Department Approval: Sol Blumenfeld (01/26/12)		City Attorney Approval: Carol Schwab (by H. Baker) (01/26/12) Agency General Counsel Approval: Murray O. Kane (01/26/12)	
Chief Financial Officer Approval: Jeff Muir (01/26/12)		City Manager/Executive Director Approval: John M. Nachbar (01/26/12)	
<u>RECOMMENDATION:</u> Staff recommends the City Council: (1) Adopt a resolution making certain findings and determinations and approving a Cooperation Agreement For Payment of Costs Associated With Certain Redevelopment Agency Funded Low and Moderate Income Housing Projects (Attachment No. 1). AND Staff recommends the Housing Authority Board: (1) Adopt a resolution making certain findings and determinations and approving a Cooperation Agreement For Payment of Costs Associated With Certain Redevelopment Agency Funded Low and Moderate Income Housing Projects (Attachment No. 2). <u>BACKGROUND:</u> On January 15, 2011, the Culver City Redevelopment Agency and the City of Culver City entered into a Cooperation Agreement For Payment of Costs Associated With Certain RDA Funded Capital Improvement and Affordable Housing Projects			

City of Culver City, California
Agenda Item Report

("Agency-City Cooperation Agreement"), which provides for the Agency's payment of costs incurred by the City to bring about the redevelopment of the Culver City Redevelopment Project Area, to accomplish various tasks set forth in the Redevelopment Plan and the Implementation Plan, and to increase, improve and preserve the community's supply of affordable housing.

On January 9, 2012, the City of Culver City approved a resolution pursuant to Assembly Bill No. 26 (2011-2012 1st Ex. Sess.) designating the Culver City Housing Authority to receive the assets and perform the housing functions previously performed by the Culver City Redevelopment Agency. Additionally, on January 9, 2012 the Culver City Housing Authority approved a resolution accepting the transfer of the housing assets and functions of the Culver City Redevelopment Agency.

In order to effectuate the transfer of housing assets and functions and to carry out the intent of the Agency-City Cooperation Agreement, the staff recommends approval of a Cooperation Agreement For Payment of Costs Associated with Certain Redevelopment Agency Funded Low and Moderate Income Housing Projects, by and between the City of Culver City and the Culver City Housing Authority ("City-Authority Cooperation Agreement") for assistance and cooperation in implementing and completing certain low and moderate income housing projects and programs as outlined in the City-Agency Cooperation Agreement and to assist and cooperate in the Authority's remedying of the conditions set forth in the Housing Authorities Law [Health & Safety Code sections 34200, et seq.]. The City's payment obligations to the Authority under the City-Authority Cooperation Agreement will be limited to the funds received by the City from the Agency under the Agency-City Cooperation Agreement.

The Agency – City Cooperation Agreement includes funding for a number of affordable housing developments and programs, including the Tilden Terrace site (11042 – 11056 West Washington Blvd.) and the Globe site (4044 – 4068 Globe Ave.). A Disposition and Development Agreement for the Tilden Terrace site has been entered into between the City, the Agency and Tilden Terrace, LP and closing of the construction financing is expected to occur by the end of January. It will be implemented by the Housing Authority. A Disposition and Development Agreement for the Globe site between the Housing Authority and Habitat for Humanity of Greater Los Angeles will be presented to the Authority's board for approval at its January 30, 2012 meeting. The Cooperation Agreement also provides for funding of ongoing housing programs by the Housing Authority, including the Rental Assistance Program (RAP) and the Neighborhood Preservation Program (NPP)."

With approval of the City-Authority Cooperation Agreement, the City of Culver City and the Culver City Housing Authority seek to ensure timely implementation and completion of the housing projects identified in the City-Authority Cooperation Agreement. The Cooperation Agreement is necessary to provide funding to effectuate the completion of the housing projects with net available tax increment in this current fiscal year and forthcoming fiscal years. The Cooperation Agreement will

City of Culver City, California
Agenda Item Report

also help to ensure the continued implementation of affordable housing programs in Culver City that are consistent with the Five-Year Implementation Plan and the Redevelopment Plan for the Project Area.

FISCAL ANALYSIS:

The City-Authority Cooperation Agreement will contractually commit to the Culver City Housing Authority a portion of the available resources and projected net available tax increment that had previously been committed or paid by the Culver City Redevelopment Agency to the City of Culver City under the Agency-City Cooperation Agreement to pay the cost of carrying out the projects identified in the City-Authority Cooperation Agreement. The City-Authority Cooperation Agreement limits the City's payment obligations to the funds received by the City from the Agency under the Agency-City Cooperation Agreement.

ATTACHMENTS:

1. Proposed City Council
2. Proposed Housing Authority Resolution

MOTION:

That the City Council:

Adopt a Resolution approving the Cooperation Agreement with the Culver City Housing Authority

And

That the Housing Authority Board:

Adopt a Resolution approving the Cooperation Agreement with the City of Culver City