

RESOLUTION NO. 06-14

A RESOLUTION OF THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN EXCLUSIVE RIGHT TO NEGOTIATE (ERN) AGREEMENT WITH COMMUNITY HOUSING AND DEVELOPMENT CORPORATION OF NORTH RICHMOND AND EDEN HOUSING FOR A PERIOD OF 210 DAYS FOR THE PURPOSE OF NEGOTIATING A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE RENTAL PORTION OF THE MIRAFLORES HOUSING DEVELOPMENT SITE.

WHEREAS, the Agency desires to assist with the development of approximately 100 units of for-sale housing and approximately 80 units of multifamily rental housing as proposed for the Miraflores Housing Development Project (“Project”) on a ± 14 acre site bounded on the north by a portion of the BART rail line, to the east by Interstate Highway 80, to the south by Florida and Wall Avenues and to the west by South 45th and South 47th Streets (APNs: 513-321-001, 513-321-003, 513-321-023, 513-321-024, 513-321-025, 513-321-037, 513-321-038; 513-330-001, 513-330-002, 513-330-003, 513-330-006, 513-330-007, 513-330-013, 513-330-014; 513-330-005; 513-321-002) – (“Property”); and

WHEREAS, the proposed Project is strategically important, as it is located within Redevelopment Project Areas No. 10-A (“Downtown”) and 10-B (“Nevin”), and is consistent with the City’s Housing Element, Five Year Consolidated Plan, and the Community and Economic Development Agency’s Strategic Plan goals to “increase the supply of housing, emphasizing affordable components”; and

WHEREAS, the non-profit developers, Eden Housing and Community Housing Development Corporation of North Richmond (“CHDC”) (together, the “Developer”) have entered into purchase and sale agreements with various property owners for the Property that the Developer shall assign to the Richmond Community Redevelopment Agency to acquire the Property; and

WHEREAS, the Exclusive Right to Negotiate (“ERN”) Agreement provides a mechanism to acknowledge the receipt of said purchase agreement assignments and sets forth terms for the negotiation of a Disposition and Development Agreement between the Agency and the Developer for the future conveyance of a portion of the Property for the development of 80 units of affordable rental housing; and

WHEREAS, the redevelopment of the Property in association with the development of the Project will address the goals and objectives of the Redevelopment Plan by increasing the supply of market rate and affordable housing, alleviating blighting conditions, and stimulating economic development.

NOW, THEREFORE, BE IT RESOLVED, that the Richmond Community Redevelopment Agency Board authorizes the Executive Director to execute: an Exclusive Right to Negotiate (ERN) Agreement with the Developer, for a period of 210 days, for the purpose of negotiating a Disposition and Development Agreement for the Property.

I certify that the foregoing resolution was passed and adopted by the Richmond Community Redevelopment Agency of the City of Richmond, California at a regular meeting held on June 20, 2006, by the following vote:

AYES:	Members Bates, Butt, Griffin, Marquez, McLaughlin, Rogers, Thurmond, Viramontes, and Chairperson Anderson
NOES:	None
ABSTENTIONS:	None
ABSENT:	None

DIANE HOLMES
Redevelopment Agency Clerk

(SEAL)

Approved:

IRMA L. ANDERSON
Agency Chair

Approved as to form:

JOHN EASTMAN
Agency Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of Resolution No. 06-14, finally passed and adopted by the Redevelopment Agency of the City of Richmond at a regular meeting held on June 20, 2006.