

RESOLUTION NO. 06-18

A RESOLUTION OF THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PROGRAM MANAGEMENT AGREEMENT WITH COMMUNITY HOUSING AND DEVELOPMENT CORPORATION OF NORTH RICHMOND AND EDEN HOUSING TO PROVIDE ADMINISTRATION AND PROJECT MANAGEMENT SERVICES FOR ENVIRONMENTAL CLEAN-UP AND SITE PREPARATION ACTIVITIES RELATED TO THE MIRAFLORES HOUSING DEVELOPMENT PROJECT.

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 Agency Board has authorized the execution of an Exclusive Right to Negotiate (“ERN”) Agreement which 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; and

WHEREAS, the redevelopment of the Property must be preceded by the completion of environmental clean-up and site preparation activities which comply with all approved regulatory agreements and a Program Management Agreement between the Agency and the Developer which would set forth the terms, scope of work and compensation to be provided to administer and oversee the management of all required clean up and site preparation activities on behalf of the Agency;

NOW, THEREFORE, BE IT RESOLVED, that the Richmond Community Redevelopment Agency Board authorizes the Executive Director to execute a Program Management Agreement with the Developer for the purpose of providing administration and project management services for environmental clean-up and site preparation activities related to the Miraflores Housing Development Project.

I certify that the foregoing resolution was passed and adopted by the Richmond
Community Redevelopment Agency of the City of Richmond at a regular meeting held
on July 11, 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. 06-18, finally passed
and adopted by the Redevelopment Agency at a regular meeting held on July 11, 2006.