

**RESOLUTION NO. 11-4**

**A RESOLUTION OF THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY BOARD AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE SIXTH AMENDMENT TO THE EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH COMMUNITY HOUSING AND DEVELOPMENT CORPORATION OF NORTH RICHMOND AND EDEN HOUSING UNTIL DECEMBER 2012 FOR THE PURPOSE OF NEGOTIATING A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE MIRAFLORES HOUSING DEVELOPMENT**

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**WHEREAS**, the Richmond Community Redevelopment Agency (“Agency”) desires to assist with the development of approximately 200 units of for-sale housing and 150 units of affordable senior 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 45<sup>th</sup> and South 47<sup>th</sup> 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 Project is strategically important, as it is located within Redevelopment Project Area No. 10-A (“Downtown”), adopted by Ordinance No. 26-99 N.S. and dated July 13, 1999, and the Amended and restated Redevelopment Plan for Project Area No.10-B (“Nevin”), originally approved in 1999 under California State Redevelopment Law and expanded by Agency Ordinance Amendment on July 12, 2005 (the “Redevelopment Plan”), 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**, on June 20 2006, the Agency Board authorized the Executive Director to negotiate and execute an Exclusive Right to Negotiate (“ERN”) Agreement with Eden Housing and Community Housing Development Corporation of North Richmond (“CHDC”) (together, the “Developer”), for the purpose of negotiating a Disposition and Development Agreement (“DDA”) between the Agency and the Developer for the future conveyance of a portion of the Property for the development of approximately 150 units of affordable senior 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 completion of required Federal and State environmental review processes; the downturn in the housing market and Agency budgetary constraints continue to effect the economic feasibility of the proposed housing development and have delayed the negotiation schedule of the DDA; and

**WHEREAS**, the Developer is not in default of the ERN.

**NOW, THEREFORE, BE IT RESOLVED**, that the Richmond Community Redevelopment Agency Board authorizes the Executive Director to execute the Sixth Amendment to the ERN extending the Exclusive Period until December 31, 2011 for the purpose of establishing the financial feasibility of the development and completing other due diligence requirements in furtherance of negotiating the DDA and authorizing discretionary authority to the Executive Director to extend the term up to one additional year.

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I certify that the foregoing resolution was passed and adopted by the Richmond Community Redevelopment Agency Board at a joint meeting thereof held on January 4, 2011, by the following vote:

AYES: Boardmembers/Councilmembers Bates, Butt, Lopez, Rogers, Viramontes, Vice Chairperson/Vice Mayor Ritterman, and Chairperson/Mayor McLaughlin.

NOES: None.

ABSENT: None.

ABSTENTIONS: None.

DIANE HOLMES  
Clerk of Redevelopment Agency

(SEAL)

Approved:

GAYLE MCLAUGHLIN  
Chairperson/Mayor

Approved as to Form:

RANDY RIDDLE  
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. 11-4**, finally passed and adopted by the Richmond Community Redevelopment Agency at a joint meeting held on January 4, 2011.