

RESOLUTION NO. RA 02-03

A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY
APPROVING A SECOND IMPLEMENTATION AGREEMENT TO THE PARTICIPATION AGREEMENT
IN CONJUNCTION WITH A GRANT OF REDEVELOPMENT LOW AND MODERATE INCOME
HOUSING FUNDS TO ASSIST THE DEVELOPMENT OF AFFORDABLE HOUSING BY PEOPLES' SELF-
HELP HOUSING CORP. AND APPROPRIATING FUNDS FOR SAID LOAN (CREEKSIDE GARDENS)

WHEREAS, at its meeting of February 20, 2001, the Redevelopment Agency adopted Resolution RA 01-03 to approve a Participation Agreement whereby Peoples' Self-Help Housing Corp. (PSHHC) was approved for a grant of \$435,000 in Low and Moderate Income Housing (LMIH) Funds (the "Grant") to assist in the Development of Creekside Gardens Senior Apartments; and

WHEREAS, at its meeting of October 16, 2001, the Redevelopment Agency adopted Resolution RA 01-09 to approve the First Implementation Agreement to the Participation Agreement to amend the Schedule of Performance; and

WHEREAS, Creekside Gardens is a proposed 29 unit affordable apartment complex (the Project), to be located on a 7 acre, R-2,PD zoned site on the northwest corner of Oak Hill Road and Nicklaus Drive; residency in Creekside Gardens would be limited to seniors whose income is 80 percent of less of the County Median Income; and

WHEREAS, PSHHC has requested that the Participation Agreement be amended to provide that \$235,000 of the \$435,000 in LMIH funds might be used for site acquisition, and that the remaining \$200,000 be used for construction of on- and off-site improvements for the Project; and

WHEREAS, certain amendments to the Affordable Housing Covenant attached to the Participation Agreement as Exhibit F are necessary to comply with current law; and

WHEREAS, the Creekside Gardens project would help the City meet its low-income housing needs, as set forth in the 1994 Housing Element of the General Plan; and

WHEREAS, at its meeting of January 23, 2002, the Project Area Committee (PAC) unanimously recommended that the Redevelopment Agency approve a Second Implementation Agreement that would amend the Participation Agreement's Performance Schedule, provided that the portion of the LMIH funds to be used for site acquisition be provided in the form of a loan, secured by a Deed of Trust, which could be forgiven upon commencement of construction of the project.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1: To allow for a portion of the LMIH funds to be used for site acquisition and simultaneously protect the investment of public funds, the Redevelopment Agency of the City of Paso Robles does hereby find it prudent to stipulate that the \$235,000 portion of the LMIH funds to be used for site acquisition be provided in the form of a loan, secured by a Deed of Trust, that will be forgiven upon commencement of construction of the Project, and to stipulate in the Schedule of Performance that construction of the Project shall commence no later than November 30, 2003 and shall be completed within 24 months of commencement of construction.

SECTION 2: The Redevelopment Agency of the City of Paso Robles does hereby approve the Second Implementation Agreement to Participation Agreement for Creekside Gardens Apartments, with Peoples' Self-Help Housing Corp., in substantially the form attached to this resolution as Exhibit A, subject to any technical and non-substantive changes approved by Agency Counsel. The Agency's Executive Director and Secretary are authorized and directed to execute the Second Implementation Agreement on behalf of the Agency, and subject to the terms and conditions set forth in the Participation Agreement, to take all acts and execute such additional documents as may be necessary to carry out the Agency's obligations under the Participation Agreement.

PASSED AND ADOPTED by the Redevelopment Agency of the City of Paso Robles on this 5th day of March 2002 by the following vote:

AYES:	Heggarty, Nemeth, Mecham and Picanco
NOES:	None
ABSENT:	Finigan
ABSTAIN:	None

Duane J. Picanco, Vice Chairman

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk