

RESOLUTION RA 10- 002

RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF PASO ROBLES APPROVING USE OF \$230,000 IN LOW AND
MODERATE INCOME HOUSING FUNDS FOR PREPARATION OF PLANS FOR THE
REDEVELOPMENT OF OAK PARK PUBLIC HOUSING

WHEREAS, Policy H-1B of the Housing Element calls for the City to “cooperate with private housing developers, nonprofit housing sponsors and public agencies to promote and expand housing opportunities for all segments of the community...”; and

WHEREAS, the Redevelopment Implementation Plan provides that the promotion of the development of very low, low, and moderate income rental units throughout the City is the first priority for use of LMIH funds; and

WHEREAS, the Economic Strategy calls for the City to “identify and evaluate alternatives to increase the labor force resident in the City”; as an implementation of the Economic Strategy, the City has begun preparing a Workforce Housing Strategy to articulate the City’s vision for housing its workforce; technical assistance will be needed in this effort; and

WHEREAS, as an implementation of the Economic Strategy, the City has begun preparing the Uptown Specific Plan and Town Centre Master Plan, which will include efforts to increase the amount of housing that is affordable to low and moderate income households in these areas; and

WHEREAS, the Redevelopment Agency has approved the use of \$1.5 million in Redevelopment Funds to hire Moule & Polyzoides to prepare the Uptown/Town Centre Specific Plan and an Environmental Impact Report (EIR) on the plan; and

WHEREAS, one of the major components of the Uptown/Town Centre Specific Plan is the preparation of plans for the redevelopment of Oak Park Public Housing, which will include the demolition and replacement of the existing 148 units and the addition of up to an additional 152 units; residency in Oak Park is limited to those households that qualify as being of extremely low, very low, and low-income, as defined by State Law; and

WHEREAS, Health and Safety Code Section 33334.2(e)(9) provides that Low and Moderate Income Housing (LMIH) Funds may be used to develop plans in conjunction with the construction of affordable housing for extremely low, very low, low-, and moderate-income households; and

WHEREAS, Moule & Polyzoides have provided the City with an accounting that shows that, as of November 10, 2009, it spent \$230,000 of its consultant fee on those portions of the draft specific plan and draft EIR directly related to Oak Park affordable housing redevelopment; and

WHEREAS, in October 2009, at the recommendation of Moule & Polyzoides, the City hired Torti-Gallas Architects to assist in the development of a site plan for the redevelopment of Oak Park Public Housing for an additional fee of \$6,000; and

WHEREAS, in November 2009, Moule & Polyzoides informed the City that the \$1.5 million contract needed to be amended to add another \$6,000 to cover work by Historic Resources Group (HRG) to perform additional work on the specific plan EIR; and

WHEREAS, the \$6,000 for Torti-Gallas' fee is eligible for LMIH funding; the \$6,000 for HRG's additional work on the EIR is not; and

WHEREAS, a net of \$230,000 of consultant fees for work on the Uptown/Town Centre Specific Plan and EIR would be eligible for payment with LMIH Funds as demonstrated below:

\$230,000 portion of \$1.5 million Moule & Polyzoides Fee eligible for LMIH funding;
\$6,000 Torti-Gallas' fee;
(\$6,000) HRG's additional fee
\$230,000; and

NOW, THEREFORE, BE IT FOUND by the Paso Robles Redevelopment Agency that the transfer of \$230,000 in LMIH funds to the Redevelopment Fund is an appropriate use of LMIH funds as provided by Health and Safety Code Section 33334.2(e)(9) and would be consistent with and advance the policies and implementation/action items set forth in the Housing Element of the General Plan, the Redevelopment Implementation Plan, and the Economic Strategy;

NOW, THEREFORE, BE IT RESOLVED BY THE PASO ROBLES REDEVELOPMENT AGENCY to recommend that the City Council adopt an Ordinance approving an appropriation of \$230,000 in LMIH funds to be transferred to the Redevelopment Fund.

PASSED AND ADOPTED by the Redevelopment Agency of the City of Paso Robles this 16th day of February, 2010 by the following vote:

AYES: Gilman, Picanco, Steinbeck, Strong, and Hamon
NOES:
ABSENT:
ABSTAIN:

John Hamon, Chairman

ATTEST:

James A. App, Agency Secretary