

RESOLUTION NO. 3956

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COALINGA EXTENDING THE TIME PERIOD FOR THE DEVELOPMENT AND OR DISPOSITION OF HOUSING PROPERTIES TRANSFERRED FROM THE FORMER COALINGA REDEVELOPMENT AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176.1(e)

WHEREAS, the Coalinga Redevelopment Agency (“RDA”) was a public body, corporate and politic, duly created, established and authorized to transact business and exercise its powers under and pursuant to the provisions of the Community Redevelopment Law (Part 1 of Division 24 (commencing with Section 33000) of the Health and Safety Code of the State of California) (“HSC”); and

WHEREAS, the City of Coalinga (“City”), as the entity that authorized the creation of the dissolved Coalinga Redevelopment Agency elected to become the “Housing Successor Agency” to the former RDA pursuant to HSC Section 34176, and retain the housing assets and functions previously performed by the RDA, excluding any amounts on deposit in the Low and Moderate Income Housing Fund (“LMIHF”), after all California redevelopment agencies were dissolved by State law on February 1, 2012; and

WHEREAS, HSC Section 33334.16 provides that within five years from the date a property is acquired by a redevelopment agency with LMIHF monies, activities must be initiated consistent with the development of the property for affordable housing purposes, or the property must be sold and sales proceeds shall be deposited into the LMIHF; and

WHEREAS, HSC 33334.16 further states that the legislative body may extend the aforementioned property development or disposition deadline for one additional period not to exceed five years; and

WHEREAS, pursuant to HSC 34176.1(e), the Dissolution Act amended HSC 33334.16 by establishing that the initial five-year period to initiate housing activities on real properties acquired by the RDA prior to February 1, 2012 and transferred to the Housing Successor Agency commences not from the date of redevelopment acquisition, but from the date the Department of Finance (“DOF”) approved such properties as a housing asset, and continues to allow for an extension of this timeframe; and

WHEREAS, as a result of redevelopment dissolution pursuant to HSC Section 34176, on December 15, 2012, DOF approved the Coalinga Housing Assets Transfer form, and a total of three LMIHF real property assets “Properties” were transferred, at no cost, from the former RDA to the City’s Low and Moderate Income Housing Asset Fund established pursuant to HSC 34176(d), with the requirement that such assets be used for affordable housing purposes. A list of these housing assets is contained herewith as Exhibit “A”; and

WHEREAS, under amended provisions of HSC 34176.1(e), the City, in its capacity as Housing Successor Agency, would have to initiate activities to develop affordable housing on or dispose of the properties by December 15, 2017, which is five years from the date DOF approved the housing assets transferred from the RDA to the City; and

WHEREAS, due in large part to the loss of funds resulting from the dissolution of redevelopment agencies in California and other factors, the City has been unable to initiate affordable housing activities at the Properties; and

WHEREAS, as the City is continuing to pursue a strategy to leverage the Properties to achieve affordable housing objectives, an extension as permitted by HSC 33334.16 is appropriate.

NOW BE IT HEREBY RESOLVED by the City Council of the City of Coalinga as follows:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City Council finds and determines it is the City's intention that the Properties be developed for affordable housing purposes or sold to fund other affordable housing activities as permitted by the HSC.

SECTION 3. The City Council finds and determines that the City may retain the Properties for an additional period not to exceed five years, or December 15, 2022, for the purpose of initiating affordable housing development activities.

SECTION 4. The City Clerk shall attest to the adoption of this Resolution.

PASSED and ADOPTED by the City Council of the City of Coalinga at a regular meeting on this **5th day of March, 2020**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Ron Lander, Mayor

ATTEST:

Shannon Jensen, City Clerk

EXHIBIT A

PROPERTIES TRANSFERRED FROM THE COALINGA REDEVELOPMENT AGENCY

HAT ITEM #	PROPERTY ADDRESS/APN	PROPERTY TYPE
1	180 Pierce Street (APN: 071-123-18)	Vacant SFR Lot
2	083-020-58ST (portion) 083-020-63ST 083-020-60ST 083-020-56ST (portion)	Vacant Land
3	071-162-16S	Vacant Land

Note: S extension is surface rights only, mineral rights owned by a third party and not subject to disposition.