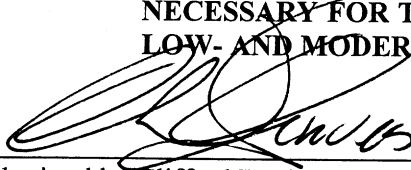




# City of Carson Report to Redevelopment Agency

February 1, 2011  
New Business Consent

**SUBJECT: CONSIDERATION OF RESOLUTION NO. 11-03 CERTIFYING THAT ADMINISTRATIVE EXPENDITURES CHARGED TO THE HOUSING FUND ARE NECESSARY FOR THE PRODUCTION, IMPROVEMENT, OR PRESERVATION OF LOW- AND MODERATE-INCOME HOUSING FOR FY 2010/11**

  
Submitted by Clifford W. Graves  
Economic Development General Manager

  
Approved by Clifford W. Graves  
Interim Executive Director

## **I. SUMMARY**

Redevelopment agencies are required to certify their administrative use of low- and moderate-income housing funds (Housing Fund) annually.

Adoption of Resolution No. 11-03 (Exhibit No. 1) certifies that administrative and planning expenditures charged to the Carson Redevelopment Agency (Agency) Housing Fund are necessary for the production, improvement, or preservation of low- and moderate-income housing for FY 2010/11.

## **II. RECOMMENDATION**

WAIVE further reading and ADOPT Resolution No. 11-03, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, CERTIFYING THAT ADMINISTRATIVE EXPENDITURES CHARGED TO THE HOUSING FUND ARE NECESSARY FOR THE PRODUCTION, IMPROVEMENT, OR PRESERVATION OF LOW- AND MODERATE-INCOME HOUSING FOR FY 2010/11."

## **III. ALTERNATIVES**

TAKE another action the Agency Board deems appropriate.

## **IV. BACKGROUND**

Section 33334.3(d) of the Community Redevelopment Law (CRL), as written below, requires that redevelopment agencies annually determine that the administrative and planning expenses charged to the Housing Fund are necessary for the production, improvement, or preservation of low- and moderate-income housing.

CRL Section 33334.3(d) states:

"It is the intent of the Legislature that the Low- and Moderate-Income Housing Fund be used to maximum extent possible to defray the costs of production, improvement, and preservation of

low- and moderate-income housing and that the amount of money spent for planning and general administrative activities associated with the development, improvement, and preservation of that housing not be disproportionate to the amount actually spent for the costs of production, improvement, or preservation of that housing. The agency shall determine annually that the planning and administrative expenses are necessary for the production, improvement, or preservation of low- and moderate-income housing.”

In accordance with CRL, the Agency annually transfers 20 percent of its gross tax increment revenues to the Housing Fund to develop, improve, or preserve affordable housing. In FY 2010/11, administrative expenses are estimated to be \$1,457,350.00, or 6.7 percent of the city’s total Housing Fund expenditures.

Staff recommends the adoption of Resolution No. 11-03 to satisfy the requirements of CRL.

**V. FISCAL IMPACT**

None.

**VI. EXHIBITS**

- 1. Resolution No. 11-03. (pg. 3)

Prepared by: Boris Sztorch, Senior Redevelopment Project Manager

TO:Rev010511

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services	Public Services

**Action taken by Redevelopment Agency**

Date \_\_\_\_\_ Action \_\_\_\_\_

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RESOLUTION NO. 11-03

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, CERTIFYING THAT ADMINISTRATIVE EXPENDITURES CHARGED TO THE HOUSING FUND ARE NECESSARY FOR THE PRODUCTION, IMPROVEMENT, OR PRESERVATION OF LOW- AND MODERATE-INCOME HOUSING FOR FY 2010/11

WHEREAS, pursuant to Health and Safety Code Section 33334.3(d) of the California Community Redevelopment Law (CRL), requires redevelopment agencies to determine annually that planning and administrative expenses charged to the Low- and Moderate-Income Housing Fund (Housing Fund) are necessary for the production, improvement or preservation of low- and moderate-income housing; and

WHEREAS, the Redevelopment Agency of the city of Carson, California (Agency), transfers annually 20 percent of its tax increment revenues to the Housing Fund to develop, improve, and preserve affordable housing; and

WHEREAS, on January 18, 2011, the Agency Board adopted the FY 2010/11 Agency Budget; and

WHEREAS, in the FY 2010/11 Agency Budget, administrative expenses are estimated to be \$1,457,350.00, or 6.7 percent of the city's total Housing Fund expenditures; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, based on the evidence presented, including the written staff report and oral testimony on this matter, the Agency Board hereby finds, determines and resolves as follows:

**Section 1.** The above Recitals are true and correct and incorporated herein by reference.

**Section 2.** The Agency Secretary shall certify as to the adoption of this resolution.

**PASSED, APPROVED and ADOPTED** this 1<sup>st</sup> day of February, 2011.

\_\_\_\_\_  
Chairman Jim Dear

ATTEST:

\_\_\_\_\_  
Agency Secretary Helen S. Kawagoe

APPROVED AS TO FORM:

\_\_\_\_\_  
Agency Counsel