





City of Carson Report to Mayor and City Council

April 5, 2011
New Business Discussion

SUBJECT: CONSIDERATION OF RESOLUTION NO. 11-051 TRANSFERRING TO THE CARSON HOUSING AUTHORITY, 526 WEST CARSON STREET (APN 7343-019-901) AND 21227 SOUTH FIGUEROA STREET (APN 7343-007-903), PROPERTIES PREVIOUSLY DEEDED FROM THE CARSON REDEVELOPMENT AGENCY TO THE CITY OF CARSON


Submitted by William W. Wynder
City Attorney


Approved by Clifford W. Graves
Interim City Manager

THIS IS A COMPANION AGENDA ITEM

I. SUMMARY

The City Council is being asked to consider adopting Resolution No. 11-051 (Exhibit No. 1) approving the transfer of two properties which were initially to be transferred from the Carson Redevelopment Agency to the Carson Housing Authority, but instead grant deeds were recorded on March 10, 2011 transferring them from the Carson Redevelopment Agency to the City of Carson. These properties are as follows: 1) (APN 7343-019-901) located at 526 West Carson Street; and 2) (APN 7343-007-903) located at 21227 South Figueroa Street.

The Agency acquired each of these parcels for the fulfillment of the City's low and moderate income needs and satisfaction of the City's Regional Housing Needs Assessment.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 11-051, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TRANSFERRING TO THE CARSON HOUSING AUTHORITY, 526 WEST CARSON STREET (APN 7343-019-901) AND 21227 SOUTH FIGUEROA STREET (APN 7343-007-903), PROPERTIES PREVIOUSLY DEEDED FROM THE CARSON REDEVELOPMENT AGENCY TO THE CITY OF CARSON."

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

The City Council will consider adopting Resolution No. 11-051 (Exhibit No. 1) approving the transfer of two properties which were initially to be transferred from the Carson Redevelopment Agency to the Carson Housing Authority, but instead

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grant deeds were recorded on March 10, 2011 transferring them from the Carson Redevelopment Agency to the city of Carson. These properties are as follows: 1) (APN 7343-019-901) located at 526 West Carson Street; and 2) (APN 7343-007-903) located at 21227 South Figueroa Street.

The Agency acquired each of these parcels for the fulfillment of the city’s low and moderate income needs and satisfaction of the city’s Regional Housing Needs Assessment.

In the companion item the Authority Board is being asked to consider adopting Resolution No. 11-5 (Exhibit No. 2) accepting the transfer of: 1) (APN 7343-019-901) located at 526 West Carson Street; and 2) (APN 7343-007-903) located at 21227 South Figueroa Street.

V. FISCAL IMPACT

None.

VI. EXHIBITS

- 1. Resolution No. 11-051 (Approving Transfer). (pgs. 4-5)
- 2. Resolution No. 11-5 (Accepting Transfer). (pgs. 6-7)

Prepared by: William N. Watkins, Redevelopment Project Analyst

TO:Rev032811

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

Action taken by City Council

Date _____ Action _____

RESOLUTION NO. 11-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TRANSFERRING TO THE CARSON HOUSING AUTHORITY, 526 WEST CARSON STREET (APN 7343-019-901) AND 21227 SOUTH FIGUEROA STREET (APN 7343-007-903), PROPERTIES PREVIOUSLY DEEDED FROM THE CARSON REDEVELOPMENT AGENCY TO THE CITY OF CARSON

WHEREAS, the City of Carson (City) and Carson Redevelopment Agency (Agency) entered into a Transfer Agreement for the transfer of certain properties owned by the Carson Redevelopment Agency to the city of Carson on March 8, 2011 (Agency/City Agreement) and on the same day the Agency Board authorized the Agency to enter into a Transfer Agreement for the transfer of certain properties owned by the Carson Redevelopment Agency to the Carson Housing Authority (Agency/Housing Authority Agreement) (collectively Agreements); and

WHEREAS, pursuant to both Agreements two properties as follows: 1) (APN 7343-019-901) located at 526 West Carson Street; and 2) (APN 7343-007-903) located at 21227 South Figueroa Street (collectively Properties) were to be transferred from the Agency to the Carson Housing Authority (Housing Authority) for all the reasons set forth in the applicable staff reports, resolutions and Agreements; and

WHEREAS, subsequent to the March 8, 2011 approvals, Grant Deeds were inadvertently recorded transferring these two properties from the Carson Redevelopment Agency to the City of Carson instead of to the Carson Housing Authority; and

WHEREAS, the Agency acquired each of these parcels for the fulfillment of the City's low and moderate income needs and satisfaction of the City's Regional Housing Needs Assessment and accordingly the City desires to transfer these Properties appropriately to the Housing Authority for the Housing Authority to carry out those goals; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY RESOLVE, AS FOLLOWS:

Section 1. The City Council hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council has received and heard all oral and written objections to the proposed transfer of Properties from the City to the Housing Authority as proposed in this Resolution, and to other matters pertaining to this transaction, and all such oral and written objections are hereby overruled.

Section 3. The City Council hereby authorizes the transfer of these Properties as defined in the Agreements and approves the transfer, subject to the terms and conditions contained in the Resolution of the Carson Redevelopment Agency approving the same on March 8, 2011.

[MORE]

EXHIBIT NO. 1



Section 4. The City Manager, or designee, is hereby authorized to record Grant Deeds transferring the Properties from the City to the Housing Authority.

Section 5. The City Manager, or designee, is hereby authorized, on behalf of the Housing Authority, to sign all documents necessary and appropriate to carry out and implement the transfer.

Section 6. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED, this 5th day of April, 2011.

Mayor Jim Dear

ATTEST:

City Clerk Helen S. Kawagoe

APPROVED AS TO FORM:

City Attorney



RESOLUTION NO. 11-5

A RESOLUTION OF THE AUTHORITY BOARD OF THE CITY OF CARSON HOUSING AUTHORITY, CALIFORNIA, ACCEPTING TRANSFER OF, 526 WEST CARSON STREET (APN 7343-019-901) AND 21227 SOUTH FIGUEROA STREET (APN 7343-007-903), PROPERTIES PREVIOUSLY DEEDED FROM THE CARSON REDEVELOPMENT AGENCY TO THE CITY OF CARSON

WHEREAS, the city of Carson (City) and Carson Redevelopment Agency (Agency) entered into a Transfer Agreement for the transfer of certain properties owned by the Carson Redevelopment Agency to the city of Carson on March 8, 2011 (Agency/City Agreement) and on the same day the Agency Board authorized the Agency to enter into a Transfer Agreement for the transfer of certain properties owned by the Carson Redevelopment Agency to the Carson Housing Authority (Agency/Housing Authority Agreement) (collectively Agreements); and

WHEREAS, pursuant to both Agreements two properties as follows: 1) (APN 7343-019-901) located at 526 West Carson Street; and 2) (APN 7343-007-903) located at 21227 South Figueroa Street (collectively Properties) were to be transferred from the Agency to the Carson Housing Authority (Housing Authority) for all the reasons set forth in the applicable staff reports, resolutions and agreements; and

WHEREAS, subsequent to the March 8, 2011 approvals, Grant Deeds were inadvertently recorded transferring these two properties from the Carson Redevelopment Agency to the city of Carson instead of to the Carson Housing Authority; and

WHEREAS, the Agency acquired each of these parcels for the fulfillment of the City's low and moderate income needs and satisfaction of the City's Regional Housing Needs Assessment and accordingly desires to transfer them appropriately to the Housing Authority for the Housing Authority to carry out those goals; and

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

NOW, THEREFORE, THE GOVERNING BOARD OF THE CARSON HOUSING AUTHORITY DOES HEREBY RESOLVE, AS FOLLOWS:

Section 1. The Housing Authority hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The Housing Authority has received and heard all oral and written objections to the proposed transfer of Properties from the City to the Housing Authority as proposed in this Resolution, and to other matters pertaining to this transaction, and all such oral and written objections are hereby overruled.

Section 3. The Housing Authority hereby accepts the transfer of these Properties as defined in the Agreements and approves the transfer, subject to the terms and conditions contained in the Resolution of the Carson Redevelopment Agency approving the same on March 8, 2011.

[MORE]

EXHIBIT NO. 2



Section 4. The Housing Authority Executive Director, or designee, is hereby authorized to record Grant Deeds transferring the Properties from the City to the Housing Authority.

Section 5. The Housing Authority Executive Director, or designee, is hereby authorized, on behalf of the Housing Authority, to sign all documents necessary and appropriate to carry out and implement the transfer.

Section 6. The Housing Authority Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED, this 5th day of April, 2011.

Authority Chairperson Jim Dear

ATTEST:

Authority Secretary Helen S. Kawagoe

APPROVED AS TO FORM:

Authority Attorney

