



COUNTY OF PLACER
Community Development/Resource Agency

**PLANNING
SERVICES DIVISION**

Michael J. Johnson, Agency Director

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors Acting in its Capacity as
Successor Agency to the Former Redevelopment Agency

FROM: Michael J. Johnson, AICP
Community Development/Resource Agency Director

DATE: March 27, 2012

SUBJECT: Infill Infrastructure Grant Transfer - (07-IIG-4196)

ACTION REQUESTED:

The Board, acting in its capacity as successor agency to the former Redevelopment Agency (Agency), is being asked to adopt a resolution to authorize the transfer of the State Infrastructure Grant from the former Agency to Placer County; assign the Standard Contract from the former Agency to Placer County; and, authorize the Community Development/Resource Agency Director or his designee to sign all agreements and related documents required by the State for implementation of the Grant.

BACKGROUND

In April 2008, the former Redevelopment Agency in partnership with Domus Development, LLC, submitted an application to the State Department of Housing and Community Development (HCD) for up to \$3,314,400 from the Infill Infrastructure Grant Program to provide infrastructure in support of affordable housing development in Kings Beach. The application was successful resulting in an award of \$3,314,400 for the Kings Beach Housing Now Project. On October 8, 2009, the Agency and Domus Development, LLC entered into a Standard Agreement with the State of California for this grant award. Upon dissolution of the Agency, the Board of Supervisors elected to retain the housing functions previously administered by the Agency, and these functions have been transferred and will now be implemented and administered by the Placer County Community Development/Resource Agency (CDRA). The former Agency assets and obligations, including the present grant, were transferred to the County as Successor Agency as a matter of law on February 1, 2012. Construction draw requests have been submitted to HCD in the amount of \$2.75 million with \$1.3 million having been received and transferred to the housing project's construction escrow account held by Wells Fargo Bank. However, as a condition of continued receipt of grant funds, HCD requires a resolution by the Board memorializing this transfer and assigning the Standard Agreement from the former Agency to the County to receive the \$2 million grant balance.

CEQA COMPLIANCE

The requested action is exempt from environmental review based upon to California Environmental Quality Act Guidelines section 15378(b) (5), as organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment are exempt from environmental review.

FISCAL IMPACT:

There is no additional fiscal impact resulting from the transfer of the Grant from the Agency to CDRA. Of the \$3.3 million awarded by HCD for this project the remaining balance is \$2 million.

RECOMMENDATION:

The Community Development/Resource Agency recommends that the Board of Supervisors, acting in its capacity as Successor Agency to the former Redevelopment Agency, adopt a resolution to take the following actions:

1. Authorize the transfer of the 07-IIG-4196 grant for Kings Beach Housing Now to Placer County;
2. Placer County is electing to act as the Successor Agency to the dissolved RDA pursuant to ABx1 26 and has elected to retain the housing assets and housing functions of the former RDA; and
3. Authorize the Community Development/Resource Agency Director, Michael J. Johnson or his designee to sign all agreements and related documents required by the State for implementation of the Grant.

Attached to this report for the Board's information/consideration are:

ATTACHMENTS:

Attachment 1: Resolution

**Before the Placer County Board of
Supervisors Acting in its Capacity as
Successor Agency to the Former
Redevelopment Agency
County of Placer, State of California**

In the matter of:

A Resolution Authorizing the
Transfer of the Infrastructure
Grant Program 07-IIG-4196 to
the County and Assignment of
the Standard Agreement to
Placer County

Resolution No.: _____

The following Resolution was duly passed by the Placer County Board of Supervisors,
acting in its capacity as Successor Agency to the Former Placer County Redevelopment
Agency, at a regular meeting held _____, by the following vote
on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Board of Supervisors

Ann Holman

Chair

BE IT RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS, ACTING IN
ITS CAPACITY AS SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT
AGENCY, OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

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ATTACHMENT 1

WHEREAS, in October 2009, the former Redevelopment Agency ("Agency") in partnership with Kings Beach Housing Associates, LP, (KBHA) were awarded a grant of up to \$3,314,400 by the State Department of Housing and Community Development (HCD) from the Infill Infrastructure Grant Program to provide infrastructure in support of affordable housing development in Kings Beach;

WHEREAS, on October 8, 2009 the Agency and KBHA entered into a Standard Agreement with the State of California for this grant award;

WHEREAS, the Agency was dissolved as a matter of law pursuant to ABx1-26;

WHEREAS, on January 24, 2012 the Board of Supervisors of the County of Placer elected to serve as Successor Agency to the Agency pursuant to Health and Safety Code Sections 34173 and 34177 and to retain the housing assets and housing functions previously performed by the Agency pursuant to Health and Safety Code Section 34176;

WHEREAS, with the dissolution of the former Agency, administration of the housing functions has been transferred to the Community Development/Resource Agency.

WHEREAS, as a matter of form, HCD requires a resolution that authorizes the transfer of the 07-IIG-4196 grant from the Agency to Placer County, authorizes assignment of the Standard Agreement to Placer County, and designates the County department/director authorized to execute any subsequent agreements and related documents required by the State for implementation of the grant;

WHEREAS, this is an administrative action, does not constitute a project and is exempt from environmental review per California Environmental Quality Act Guidelines §15378 (b)(5).

NOW, THEREFORE, BE IT RESOLVED, by the Placer County Board of Supervisors, acting in its capacity as successor agency to the former Redevelopment Agency, that:

1. The transfer of the 07-IIG-4196 grant to Placer County is hereby authorized;
2. Placer County is electing to act as the successor agency to the dissolved RDA pursuant to ABx1 26 and has elected to retain the housing assets and housing functions of the former RDA; and
3. The Community Development/Resource Agency Director, Michael J. Johnson, or his designee is hereby authorized to sign all agreements and related documents required by the State for implementation of Grant 07-IIG-4196, Kings Beach Housing Now.

BE IT FURTHER RESOLVED: This Resolution shall take force and become effective immediately.