

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 04/09/2019 by the following vote:

AYE:	<input type="checkbox"/>	John Gioia
	<input checked="" type="checkbox"/>	Candace Andersen
	<input type="checkbox"/>	Diane Burgis
	<input type="checkbox"/>	Karen Mitchoff
	<input type="checkbox"/>	Federal D. Glover
NO:	<input type="checkbox"/>	
ABSENT:	<input type="checkbox"/>	
ABSTAIN:	<input type="checkbox"/>	
RECUSE:	<input type="checkbox"/>	



Resolution No. 2019/96

IN THE MATTER OF authorizing execution of the Amended and Restated Disposition and Development Agreement by and between the County of Contra Costa and Heritage Point Commercial LLC, a California limited liability company (the "Purchaser") and an affiliate of Community Housing Development Corporation of North Richmond, a California nonprofit public benefit corporation ("CHDC"), for the development of a commercial site adjacent to the 42-unit affordable housing project in North Richmond known as Heritage Point.

The Board of Supervisors of the County of Contra Costa (the "County") adopted the North Richmond Redevelopment Plan North Richmond Redevelopment Project Area by Ordinance No. 87-50, adopted on July 14, 1987, as amended by Ordinance No. 94-63, adopted on December 6, 1994, as amended by Ordinance No. 99-06, adopted on February 23, 1999, as amended by Ordinance No. 99-31, adopted on June 8, 1999, as further amended by Ordinance No. 2006-35, adopted on July 18, 2006, and as further amended by Ordinance No. 2007-25, adopted on June 5, 2007, which sets forth a plan for redevelopment of the North Richmond Redevelopment Project Area. The County has succeeded to the housing assets of the former Contra Costa County Redevelopment Agency (the "Former Agency") in accordance with Health and Safety Code Section 34176. In its capacity as housing successor, the County became the owner of real property, fronting the east side of Fred Jackson Way, between Grove Street and Chesley Avenue, in North Richmond (the "Site"). The Site was identified as a "housing asset" pursuant to Health and Safety Code Section 34176. The Oversight Board of the Contra Costa County Successor Agency and the California Department of Finance approved such identification. The Former Agency acquired the Site using the Former Agency's low and moderate housing fund, which was established pursuant to Health and Safety Code Section 33334.2.

In December 2017, the County divided the Site into two parcels. One parcel, which consists of approximately 0.102 acres, is located at 308 Chesley Avenue in North Richmond (the "Property"). The County intends to convey the Property to the Purchaser for the construction of approximately 900 square feet of commercial space pursuant to an Amended and Restated Disposition and Development Agreement between the County and the Purchaser dated April 1, 2019 (the "DDA").

The second parcel, which is adjacent to the Property and consists of approximately 0.687 acres, is located at 1500 Fred Jackson Way in North Richmond (the "Housing Property"). The Housing Property is the site of the affordable housing development known as Heritage Point. The Housing Property was conveyed to an affiliate of CHDC on December 22, 2017, following a December 12, 2017, noticed public hearing at which the County, acting in its capacity as the housing successor to the dissolved Contra Costa County Redevelopment Agency, approved the sale of the Housing Property and approved a 33433 Summary Report related to the entire Site (the "Summary Report"), in accordance with Health and Safety Code section 33433.

The DDA does not change the findings of the Summary Report.

By the board order accompanying this Resolution, the County has been provided with additional information upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the above recitals are true and correct and have served, together with the 33433 Summary Report (approved December 12, 2017) and the attached board order, as the basis for the findings and approvals set forth below.

BE IT FURTHER RESOLVED that the Board of Supervisors approves the Amended and Restated Disposition and Development Agreement between the County and the Purchaser dated April 1, 2019 (the “DDA”), which relates to the sale and development of the Property for commercial use in connection with the Heritage Point project.

BE IT FURTHER RESOLVED that the Board of Supervisors approves the execution by the Director, Department of Conservation and Development of the DDA and all ancillary documents, including the Deed of Trust, in substantially the form on file with the Clerk of the Board of Supervisors, with such changes as are approved by the County signatory, and approves the sale of the Property as contemplated by the provisions of the DDA.

BE IT FURTHER RESOLVED that the proceeds from the sale are to be deposited in the Housing Successor Low and Moderate Income Housing Fund and that such deposit will assist in the elimination of blight or provide housing for low- or moderate-income persons and is consistent with the implementation plan adopted pursuant to Section 33490.

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board and the Director of the Department of Conservation and Development as the custodian of the documents and other material that constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Department of Conservation and Development at 30 Muir Road, Martinez, CA 94553.

BE IT FURTHER RESOLVED that this Resolution shall take immediate effect from and after its passage.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

Contact: Maureen Toms (925) 674-7878

ATTESTED: April 9, 2019

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Stephanie Mello, Deputy

cc: