



INGLEWOOD, CALIFORNIA
Wednesday, March 4, 2020
2:15 P.M.



Web Sites:

www.cityofinglewood.org
www.cityofinglewood.org/253/Successor-Agency
www.cityofinglewood.org/688/Housing-Authority
www.cityofinglewood.org/654/Finance-Authority
www.cityofinglewood.org/839/Parking-Authority
www.cityofinglewood.org/1204/Joint-Powers-Authority

MAYOR/CHAIRMAN**

James T. Butts, Jr.

COUNCIL/AGENCY/AUTHORITY MEMBERS**

George W. Dotson, District No. 1
Alex Padilla, District No. 2
Eloy Morales, Jr., District No. 3
Ralph L. Franklin, District No. 4

CITY CLERK/SECRETARY**

Yvonne Horton

CITY TREASURER/TREASURER**

Wanda M. Brown

CITY MANAGER/EXECUTIVE DIRECTOR**

Artie Fields

CITY ATTORNEY/GENERAL COUNSEL**

Kenneth R. Campos

**NOTICE AND CALL OF SPECIAL MEETING OF THE INGLEWOOD CITY
COUNCIL/HOUSING AUTHORITY (Government Code Section 54956)**

TO THE MEMBERS OF THE INGLEWOOD CITY COUNCIL/HOUSING AUTHORITY

NOTICE IS HEREBY ORDERED by the Mayor/Chairman that a special meeting of the City Council/Housing Authority will be held on Wednesday, March 4, 2020, at 2:15 P.M., in the Council Chambers, One Manchester Boulevard, Inglewood, California (Government Code Section 54956).

**AGENDA
INGLEWOOD CITY COUNCIL/HOUSING AUTHORITY**

OPENING CEREMONIES – 2:15 P.M.

Call to Order

Pledge of Allegiance

Roll Call

JOINT PUBLIC HEARING

**PH-1 & SECTION 8, HOUSING & CDBG DEPARTMENT – APPROVED AS
H-1. RECOMMENDED**

Joint public hearing to consider the adoption of resolutions approving the Disposition and Development Agreement (“DDA”) among the City of Inglewood (“City”), Inglewood Housing Authority, as housing successor to the former Inglewood Redevelopment Agency (“Authority”), and Beach Avenue Housing, L.P., a California limited partnership (“Developer”) for assemblage, financing, and development of a four-story, 42-unit affordable housing rental apartment development (the “Project”) at 716 through 730 West Beach Avenue, Inglewood, CA 90303 (“Property”).

Recommendation:

- 1) Receive public comments; and

City Council:

- 1) Adopt a City resolution approving the Disposition and Development Agreement (“DDA”);
- 2) Authorize the Mayor to execute and implement the DDA, and all related attachments, on behalf of the City;
- 3) Authorize the Mayor to execute the agreement to provide a housing assistance payment contract (“AHAP”) on behalf of the City, if, as, and when appropriate;
- 4) Authorize the Mayor to execute the housing assistance payment contract (“HAP”) on behalf of the City, if, as, and when appropriate;
- 5) Authorize the Mayor to execute the density bonus covenant (“Density Bonus Covenant”) on behalf of the City, if, as, and when appropriate;
- 6) Approve and accept the notice of exemption for a categorical exemption under the California Environmental Quality Act (CEQA) filed by the City for the Project (“NOE”); and
- 7) Approve and accept the summary report under Health & Safety Code Section 33433 concerning the Project (“Summary Report”).

and

Housing Authority:

- 1) Adopt an Authority resolution approving the DDA;
- 2) Authorize the Chairman to execute and implement the DDA, and all related attachments, on behalf of the Authority;
- 3) Authorize the Chairman to execute the Property Acquisition Agreement, Attachment No. 14 to the DDA (“Purchase Agreement”) to implement the assemblage component of the DDA to combine the former Inglewood Redevelopment Agency housing asset parcel 716 through 720 West Beach Avenue, Inglewood, CA 90303 (“Housing Asset Parcel”) with the 722 through 730 West Beach Avenue, Inglewood, CA 90303 (the “Participating Parcels”) which make up the 36,820 square foot land area at the Property;
- 4) Authorize the Chairman to execute the AHAP on behalf of the Authority, if, as, and when appropriate;
- 5) Authorize the Chairman to execute the HAP on behalf of the Authority, if, as, and when appropriate;
- 6) Authorize the Chairman to execute the Density Bonus Covenant on behalf of the Authority, if, as, and when appropriate;
- 7) Approve and accept the NOE; and
- 8) Approve and accept the Summary Report.

INGLEWOOD HOUSING AUTHORITY

JOINT PUBLIC HEARING

PH-1 & **SECTION 8, HOUSING & CDBG DEPARTMENT – APPROVED AS**
 H-1. **RECOMMENDED**

Joint public hearing to consider the adoption of resolutions approving the Disposition and Development Agreement (“DDA”) among the City of Inglewood (“City”), Inglewood Housing Authority, as housing successor to the former Inglewood Redevelopment Agency (“Authority”), and Beach Avenue Housing, L.P., a California limited partnership (“Developer”) for assemblage, financing, and development of a four-story, 42-unit affordable housing rental apartment development (the “Project”) at 716 through 730 West Beach Avenue, Inglewood, CA 90303 (“Property”).

Recommendation:

- 1) Receive public comments; and

City Council:

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- 2) Authorize the Mayor to execute and implement the DDA, and all related attachments, on behalf of the City;
- 3) Authorize the Mayor to execute the agreement to provide a housing assistance payment contract (“AHAP”) on behalf of the City, if, as, and when appropriate;
- 4) Authorize the Mayor to execute the housing assistance payment contract (“HAP”) on behalf of the City, if, as, and when appropriate;
- 5) Authorize the Mayor to execute the density bonus covenant (“Density Bonus Covenant”) on behalf of the City, if, as, and when appropriate;
- 6) Approve and accept the notice of exemption for a categorical exemption under the California Environmental Quality Act (CEQA) filed by the City for the Project (“NOE”); and
- 7) Approve and accept the summary report under Health & Safety Code Section 33433 concerning the Project (“Summary Report”).

and

Housing Authority:

- 1) Adopt an Authority resolution approving the DDA;
- 2) Authorize the Chairman to execute and implement the DDA, and all related attachments, on behalf of the Authority;
- 3) Authorize the Chairman to execute the Property Acquisition Agreement, Attachment No. 14 to the DDA (“Purchase Agreement”) to implement the assemblage component of the DDA to combine the former Inglewood Redevelopment Agency housing asset parcel 716 through 720 West Beach Avenue, Inglewood, CA 90303 (“Housing Asset Parcel”) with the 722 through 730 West Beach Avenue, Inglewood, CA 90303 (the “Participating Parcels”) which make up the 36,820 square foot land area at the Property;
- 4) Authorize the Chairman to execute the AHAP on behalf of the Authority, if, as, and when appropriate;
- 5) Authorize the Chairman to execute the HAP on behalf of the Authority, if, as, and when appropriate;
- 6) Authorize the Chairman to execute the Density Bonus Covenant on behalf of the Authority, if, as, and when appropriate;
- 7) Approve and accept the NOE; and
- 8) Approve and accept the Summary Report.

ADJOURNMENT CITY COUNCIL AND INGLEWOOD HOUSING AUTHORITY

In the event that today's meeting of the City Council is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled City Council meeting. If you will require special accommodations, due to a disability, or need translation services, please contact the Office of the City Clerk at (310) 412-5280 or FAX (310) 412-5533, One Manchester Boulevard, First Floor, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 72 hours prior to the day of the Council Meetings.

*** No Accompanying Staff Report at the Time of Printing**

**** Serves in that Capacity for Successor Agency, Housing Authority, Finance Authority, Parking Authority, and Joint Powers Authority**