

ATTACHMENT B

Redevelopment Agency Meeting 8-10-10

Santa Monica, California

RESOLUTION NUMBER 527 (RAS)

(Redevelopment Series)

RESOLUTION OF THE REDEVELOPMENT AGENCY  
CONSENTING TO THE USE OF AGENCY FUNDS FOR  
PAYMENT OF COSTS ASSOCIATED WITH THE RDA FUNDED  
PROJECTS IN THE AGENCY'S CURRENT AND PROSPECTIVE  
FIVE-YEAR IMPLEMENTATION PLANS AND MAKING CERTAIN  
FINDINGS PURSUANT TO HEALTH AND SAFETY CODE  
SECTIONS 33445 AND 33334.2

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project, the Downtown Redevelopment Project, and Ocean Park 1A and 1B Redevelopment Projects (the "Redevelopment Plans") which would result in the allocation of taxes from the Santa Monica Earthquake Recovery Redevelopment Project Area, the Downtown Redevelopment Project Area, and Ocean Park 1A and 1B Redevelopment Project Areas (the "Project Areas") to the Agency for the purposes of redevelopment; and

WHEREAS, the intent of the Redevelopment Plans is, in part, 1) to provide for and facilitate the repair, restoration and/or replacement of facilities damaged as a result of a 1994 Northridge Earthquake and to perform specific actions necessary to prevent or mitigate against the effects of a disaster; 2) promote economic and commercial

revitalization in the Downtown; and 3) increase, improve and preserve the community's supply of low and moderate income housing, some of which may be located or implemented outside of a Redevelopment Project Area;

WHEREAS, pursuant to Section 33445 and 33679 of the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*) ("CRL"), with the consent of City Council ("Council") after a duly noticed public hearing, the Agency may pay all or part of the cost of land and construction of any building, facility, structure or other improvement which is publicly owned either within or outside a project area, if the City Council makes certain determinations; and

WHEREAS, the Agency wishes to delegate to the City of Santa Monica (the "City") the Agency's authority to carry out the acquisition, development of design criteria, design, planning, preparation of construction bid documents, financial analysis and new construction or rehabilitation associated with the programs and activities (collectively, the "Projects" and presented in Exhibit 1) and the City wishes to accept that delegation, pursuant to Section 33205 of the Health and Safety Code; and

WHEREAS, a joint public hearing of the City and Agency on the proposed Cooperation Agreement (the "Agreement") was noticed in accordance with the requirements of 33445 and 33679; and

WHEREAS, the Summary Report meeting the requirements of Health and Safety Code Section 33679 was available for public inspection consistent with the requirements of Health and Safety Code Section 33679; and

WHEREAS, on August 10, 2010, the City and Agency held a joint public hearing on the proposed Agreement, at which time the Council reviewed and evaluated all of the information, testimony and evidence presented during the joint public hearing; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, Council has reviewed the Summary Report required pursuant to Health and Safety Code Section 33679 and evaluated other information provided to it pertaining to the findings required pursuant to Health and Safety Code Section 33445 and 33679; and

WHEREAS, the Projects are of benefit to the Project Areas and the immediate neighborhood in which the Projects are located; and

WHEREAS, the Cooperation Agreement will provide that actual payment for the Projects will be contingent upon their preparation in accordance with the applicable provisions of federal, state and local laws, including the obligation to comply with environmental laws such as CEQA and the Santa Monica-Malibu Unified School District's compliance with Health and Safety Code Section 33445; and

WHEREAS, since there are no reasonable means available to the City to complete the financing of the Projects; and

WHEREAS, the improvements and related work efforts of the Projects are consistent with the Agency's Five-Year Implementation Plan in that they help achieve the goals as set forth in the Implementation Plan; and

WHEREAS, the Agency wishes to fund the Projects with a pledge of net available tax increment funds from the Project Areas available this current fiscal year and forthcoming fiscal years, until the expiration of the Earthquake Recovery Redevelopment Project area in 2042, the Downtown Redevelopment Project area in 2029 and the Ocean Park 1A and 1B Redevelopment Project areas in 2022; and

WHEREAS, the City and Agency have proposed to enter into a Cooperation Agreement to provide a means of carrying out the Projects; and

WHEREAS, the Agency may use its Housing Funds to assist in the financing of those Projects that increase, improve and preserve the community's supply of low and moderate income housing, some of which may be located or implemented outside of the Redevelopment Project Areas and Section 33334.2(g) of the California Health and Safety Code requires requiring a finding by resolution that the Agency's use of its Housing Funds outside of a Redevelopment Project Area will be of benefit to the Project Areas;

WHEREAS, the Agency may use its non-housing funds to assist in the financing of those Projects that increase, improve and preserve the community's supply of low and moderate income housing, some of which may be located or implemented outside of the Redevelopment Project Areas;

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

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF

SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. Based on substantial evidence in the record, the Agency hereby finds and determines:

- (1) that the foregoing recitals are true and correct;
- (2) that the Projects are of benefit to the Project Areas;
- (3) that there are no other reasonable means available other than those to be set forth in the Cooperation Agreement to finance the Projects;
- (4) that the payment of funds for the Projects will assist in the recovery from and the elimination of one or more of the conditions resulting from the Earthquake Recovery Redevelopment Project, the Downtown Redevelopment Project, and Ocean Park 1A and 1B Redevelopment Projects;
- (5) the Agency's allocation and use of Housing Funds and Non-Housing for the purpose of funding affordable housing projects and programs which may be located outside of the Project Area will be a benefit to the Project Areas;
- (6) that the Projects and their related work efforts are consistent with the implementation plan adopted pursuant to Section 33490 of the California Redevelopment Law.

SECTION 2. The Agency hereby consents to the use of Agency funds from the Project Areas for the costs associated with the Projects.

SECTION 3. The Agency Executive Director is hereby authorized to execute the Cooperation Agreement on behalf of the Agency. The Agency Executive Director is authorized to take any action and execute any and all documents and agreements necessary to implement that Agreement.

SECTION 4. The Secretary of the Agency shall certify the adoption of this Resolution and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

  
MARSHA JONES MOUTRIE  
General Council

## Exhibit 1

The costs associated with the Projects are current estimates based on approximate costs in 2010 dollars.

### Tier 1 Improvements

- Affordable Housing – new construction and rehab – project area-wide: \$43.6 million
- Civic Center Planning and Design – community revitalization: \$2.5 million
- Palisades Garden Walk and Town Square- community revitalization: \$60 million
- Civic Center Auditorium Renovation – community revitalization: \$70 million
- Civic Auditorium District Projects- community revitalization: \$197 million
- Early Childhood Education Center-community revitalization: \$12.6 million
- Civic Center Freeway Capping - community revitalization: \$165 million
- Expo Green Streets and Pathways: \$32 million
- Santa Monica High School Joint-Use Project (also known as the Civic Center Joint-Use Project at Santa Monica High) - institutional revitalization: \$57 million
- Civic Center Shared Parking-community and commercial revitalization: \$50 million
- Downtown Strategic Plan Property Acquisition- community revitalization: \$27 million
- Traffic Signal Master Plan- community and commercial revitalization: \$4.4 million
- Memorial Park Expansion-community revitalization: \$40 million
- Pico Neighborhood Branch Library-community revitalization: \$12.8 million
- Expo Light Rail Station enhancements- community and commercial revitalization: \$31 million

### Tier 2 Improvements

#### **Affordable Housing**

- Acquisition, rehabilitation, deed restriction of existing apartments – project area: \$237 million
- Affordable family housing – new construction – project area: \$97 million
- Affordable senior housing – new construction – project area: \$63 million
- Affordable special needs housing – new construction – project area: \$77 million
- Acquisition, rehabilitation, deed restriction of existing apartments – Citywide: \$378 million
- Affordable family housing – new construction – Citywide: \$112 million
- Affordable senior housing – new construction – Citywide: \$78 million
- Affordable special needs housing – new construction – Citywide: \$53 million
- Workforce housing demonstration project – property acquisition: \$37 million

#### **Disaster Prevention and Mitigation**

- Fire Station #1 Essential Public Facility Redevelopment: \$50 million
- Fire Station #3 Essential Public Facility Redevelopment: \$25 million
- Emergency Preparedness Training Facility: \$18 million

- Facility for Public Safety Equipment Accessibility: \$5 million
- Newcomb and Municipal Pier reconstruction: \$21 million
- Pier Bridge replacement: \$27 million
- Streetlight retrofits – project area-wide: \$15 million

### **Community Revitalization**

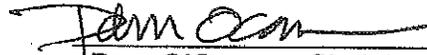
- Open Space Element implementation – property acquisition: \$95 million
- Open Space Element implementation – park development: \$87 million
- Open Space Element implementation – park rehabilitation: \$46 million
- Open Space Element implementation – community recreational facility rehabilitation and development: \$25 million
- School grounds joint-use recreational and cultural improvements: \$180 million
- Arizona Corridor streetscape improvements: \$13 million
- Broadway Corridor streetscape improvements: \$16 million
- Downtown Urban Design Plan implementation: \$73 million
- Green Alleys program – project area-wide: \$129 million
- Green Streets program – project area-wide: \$137 million
- Neighborhood streetscape improvements – project area-wide: \$43 million
- Freeway capping – 4<sup>th</sup> Street to Lincoln: \$173 million
- Freeway capping – Lincoln to 11<sup>th</sup> Street: \$198 million
- Freeway capping – 11<sup>th</sup> Street to 14<sup>th</sup> Street: \$187 million
- Freeway capping – 14<sup>th</sup> Street to 17<sup>th</sup> Street: \$183 million
- Freeway capping – 17<sup>th</sup> Street to 20<sup>th</sup> Street: \$185 million
- Freeway capping – 20<sup>th</sup> to Cloverfield: \$211 million
- Bicycle infrastructure – project area-wide: \$9 million
- Bicycle transit facilities – project area-wide: \$15 million
- Seventh Street pedestrian / bicycle bridge: \$13 million
- Oceanfront district enhancements – property acquisition: \$43 million
- Civic Center bridge improvements: \$12 million
- Light-rail-serving street improvements: \$129 million
- Bus/rail interface infrastructure: \$20 million
- Streetcar infrastructure: \$235 million
- Transit public service facility: \$3 million

### **Commercial Revitalization**

- Downtown Parking Strategy implementation – property acquisition: \$117 million
- Downtown Parking Strategy implementation: \$120 million
- Downtown Parking information system: \$3 million
- Lincoln Corridor streetscape improvements: \$17 million
- Lincoln Corridor improvements – property acquisition: \$65 million
- Lincoln Corridor improvements – public parking: \$76 million
- Pico Corridor improvements – property acquisition: \$49 million

- Pico Corridor improvements – public parking: \$57 million
- Santa Monica Corridor streetscape improvements: \$23 million
- Santa Monica Corridor improvements – property acquisition: \$57 million
- Santa Monica Corridor improvements – public parking: \$43 million
- Olympic Corridor streetscape improvements: \$19 million
- Colorado Corridor improvements – streetscape: \$9 million
- Colorado Corridor improvements – property acquisition: \$43 million
- Colorado Corridor improvements – public parking: \$41 million
- Wilshire Corridor improvements – property acquisition: \$86 million
- Wilshire Corridor improvements – public parking: \$48 million
- Light-rail-serving street improvements: \$129 million
- Light-rail station/activity center -shared parking: \$90 million
- Light-rail station transit-oriented development-property acquisition: \$23 million

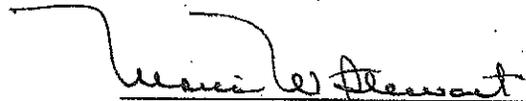
Adopted and approved this the 10<sup>th</sup> day of August, 2010.

  
Pam O'Connor, Chair Pro Tem

I, Maria M. Stewart, City Clerk of Santa Monica, do hereby certify that the foregoing Resolution No. 527 (RAS) was duly adopted at a special meeting of the Redevelopment Agency held on the 10<sup>th</sup> day of August, 2010, by the following vote:

|         |                 |  |
|---------|-----------------|--|
| Ayes:   | Agency members: | McKeown, O'Day, Davis, Holbrook, Bloom<br>Chair Pro Tem O'Connor |
| Noes:   | Agency members: | None   |
| Absent: | Agency members: | Chair Shriver  |

ATTEST:

  
Maria M. Stewart, Agency Secretary