

Board Meeting of
July 18, 2012

Honorable Chair and Members
of the City of Torrance Oversight Board
City Hall
Torrance, California

Members of the Board:

SUBJECT: Approve the transfer of property by the City, as successor to the dissolved Redevelopment Agency, to the City of Torrance, as Housing Successor Agency.

RECOMMENDATION

Recommendation that the Oversight Board adopt a RESOLUTION approving the transfer of property, acquired with twenty percent housing set-aside funds, by the City of Torrance, as successor to the dissolved Redevelopment Agency, to the City of Torrance, as Housing Successor Agency (RESOLUTION).

BACKGROUND

Legislation adopted by the State Legislature has caused the dissolution of Redevelopment Agencies in the State of California. As stated in previous correspondence with the Oversight Board, there would be a review of properties to determine their final outcome, whether retained by the City of Torrance as public use or sold based on the state law. Also included in those discussions was that the City of Torrance would retain the assets acquired through the twenty percent set aside funds as the City of Torrance has acted to become the Housing Successor Agency.

ANALYSIS

The Redevelopment Agency of the City of Torrance acquired various properties with housing set aside funds. The City of Torrance, on January 10, 2012, adopted RESOLUTION 2012-02 whereby the City of Torrance elected to retain the housing assets and functions previously performed by the Redevelopment Agency of the City of Torrance. Through the dissolution of the Redevelopment Agency of the City of Torrance on February 1, 2012, all housing assets, obligations and functions of the former Redevelopment Agency (with the exception of unencumbered housing set-aside funds) were transferred by operation of law to the City of Torrance.

The properties (all purchased with 20% set-aside funds unless noted differently) are as follows:

1316 – 1320 Cabrillo Avenue (APN 7355-209-901-902) Property purchased for a future project. Current interim use by Torrance Theater Company.

1640 Cabrillo Avenue (APN 7355-030-901, 902, 903, 904) Property purchased for a mixed use workforce housing development project. City has entered into exclusive negotiation agreement with developer.


1421 Cravens Avenue (APN 7355-022-033) Coleman Court senior housing facility; property is on a ground lease to third party. Lease term is through 7/1/2041.

1215 El Prado (APN 7355-027-142) Parcel is improved with a mixed use structure that was rehabilitated with retail on the first floor, and low to moderate income rental units above. Property is ground leased (expiration date 7/20/2029) to a third party for leasing retail space and management of apartments.

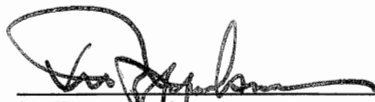
22520 Ocean Avenue (APN 7368-001-031) Property leased through United Cerebral Palsy, term to 4/22/2007 with current annual renewals. Purchased through HUD Section 202 program.

3851 W. 226th Street (APN 7368-001-032) Senior housing facility leased to Torrance Senior Housing. Term through July 1, 2041.

Respectfully submitted,

By 
 Brian K. Sunshine
 Assistant to the City Manager
 City of Torrance

NOTED:


 LeRoy Jackson
 City Manager
 City of Torrance

Attachment: RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE MAKING CERTAIN ACKNOWLEDGMENTS AND APPROVALS WITH RESPECT TO HOUSING PROPERTIES AND ASSETS PREVIOUSLY OWNED BY THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE

WHEREAS, the Oversight Board of the Successor Agency to Redevelopment Agency of the City of Torrance (“Oversight Board”) has been established to direct the City of Torrance, in its capacity as “successor agency,” to take certain actions to wind down the affairs of the former Redevelopment Agency of the City of Torrance (“Agency”) in accordance with the requirements of Assembly Bill 26, also known as Chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and Part 1.85 of Division 24 of the California Health and Safety Code (“ABx1 26”); and

WHEREAS, in fulfilling its purpose of expanding the supply of low- and moderate-income housing in the City of Torrance, the former Agency, utilizing funds from its Low- and Moderate-Income Housing Fund, acquired various parcels of real property and other housing assets (collectively, the “Housing Properties and Assets”); and

WHEREAS, the Housing Properties and Assets are listed on Exhibit A to this Resolution, which is incorporated herein by this reference, which Housing Properties and Assets exclude any unencumbered housing set-aside funds held by the former Agency as of the effective date of ABx1 26; and

WHEREAS, on January 10, 2012, the City Council of the City of Torrance (“City Council” or “City,” as applicable) adopted City Council Resolution No. 2012-02 electing to have the City of Torrance serve as the successor agency to the former Agency and to retain the housing assets and functions previously performed and owned by the former Agency;

NOW, THEREFORE, the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Torrance does hereby resolve as follows:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Oversight Board confirms that the City of Torrance is the “housing successor agency” to the former Torrance Redevelopment Agency pursuant to Health & Safety Code Sections 34176(a) and 34177(g) and the Oversight Board hereby directs the City of Torrance to assume the housing responsibilities and all rights, powers, duties, and obligations of the former Agency with respect to the Housing Properties and Assets pursuant to Health & Safety Code Section 34181(c).

SECTION 3. The Oversight Board hereby approves the transfer of the Housing Properties and Assets to the City of Torrance and the retention by the City of Torrance of those Housing Properties and Assets for affordable housing purposes, as authorized and required by applicable law.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2012.

Steve Maguin, Chairperson,
Oversight Board of the Successor
Agency to the Former Redevelopment
Agency of the City of Torrance

ATTEST:

Secretary to the Oversight Board

APPROVED AS TO FORM:
John L. Fellows III, City Attorney

By _____

EXHIBIT "A"

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Lease and License Agreements whereby all rents and revenues are assigned to the City of Torrance as the "housing successor agency" to the former Torrance Redevelopment Agency:

Property/Development Name	Name or Group on Agreement	Type of Agreement and Document Number	Property Address
Coleman Court	Torrance Senior Housing	Ground Lease C-086-RA-159	1421 Cravens Avenue
Ocean Terrace	Torrance Senior Housing	Ground Lease C-086-RA-158	3851 w 226 th Street
Residence Service Foundation	Residence Service Foundation	Ground Lease C-2374	22520 Ocean Avenue
El Prado Apartments	Gascon Mar aka Mar Ventures	Ground Lease RC93-004	1215 El Prado Avenue
1316 Cabrillo	Torrance Theatre Group	License Agreement C2011-147	1316 Cabrillo Avenue