

OVERSIGHT BOARD FOR THE REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY
OF HEALDSBURG

RESOLUTION NO. OB4-2014

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CITY OF HEALDSBURG REDEVELOPMENT AGENCY DIRECTING THE TRANSFER OF 627 HEALDSBURG AVENUE (APN: APN:002-093-007) TO THE CITY OF HEALDSBURG AS HOUSING SUCCESSOR

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Healdsburg Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the former Redevelopment Agency (the "Successor Agency") by operation of law; and

WHEREAS, pursuant to Resolution No.10-2012 adopted on January 27, 2012, the City of Healdsburg elected to retain the housing assets and functions previously performed by the Agency and therefore became the Agency's Housing Successor; and

WHEREAS, pursuant to Health and Safety Code Section 34177(g), the Successor Agency shall effectuate the transfer of housing functions and assets to the designated Housing Successor, and, pursuant to Health and Safety Code Section 34181(c), the Oversight Board of the Successor Agency (the "Oversight Board") shall direct the Successor Agency to transfer housing assets pursuant to Section 34176; and

WHEREAS, following receipt of a Finding of Completion by the State Department of Finance ("DOF"), the Successor Agency prepared a Long Range Property Management Plan ("LRPMP"), which was approved by the Oversight Board and submitted to DOF for its review and approval; and

WHEREAS, during the process of DOF review of the LRPMP, it was determined that 627 Healdsburg Avenue, A.P.N. 002-093-007 (the "Property"), one of two properties listed, was purchased by the Agency in 1993 for the development of low and moderate income housing development; and

WHEREAS, the Agency took appropriate actions through the years extending the time frame to initiate development of low and moderate income housing, with the most recent Agency extension occurring in July of 2006, by Resolution No. RDA7-2006; and

WHEREAS, based on further research and communication with DOF staff it was determined that the Property should have been transferred to the Housing Successor as a housing asset;

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE HEALDSBURG REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are adopted by reference as substantive findings in this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34181(c).

Section 3. The Oversight Board hereby approves the transfer of 627 Healdsburg Avenue (APN: 002-093-007) to the City as Housing Successor.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (*the "Guidelines"*), the Oversight Board has determined that the approval of the transfer is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the transfer may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

Section 7. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg this 5th day of August, 2014, by the following vote:

AYES: Board Members: (4) Liles, Ward, Ziedrich and Chairperson Plass

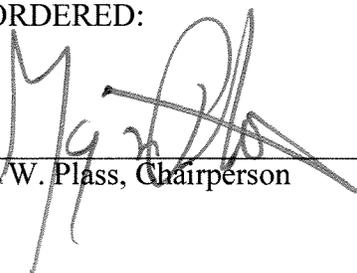
NOES: Board Members: (0) None

ABSENT: Board Members: (3) Herrington, Navarrette and Schaffner

ABSTAINING: Board Members: (0) None

SO ORDERED:

ATTEST:



Gary W. Plass, Chairperson



Maria Curiel, Board Secretary

I, MARIA CUIEL, Secretary to the Oversight Board for the Redevelopment Successor Agency of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. OB4-2014 duly adopted by the Oversight Board at a special meeting held on the 5th day of August, 2014.

A handwritten signature in cursive script, appearing to read 'M. Curiel', written over a horizontal line.

Maria Curiel, Board Secretary