



Legislation Details

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File created:	6/18/2023	In control:	City Council/Public Finance and Economic Development Authority/Parking Authority		
On agenda:	1/2/2024	Final action:	1/2/2024		

Title: SUBJECT: Public Hearing to Consider a Resolution Approving the Sale of the Housing Successor Agency Properties at 1815 and 1823 I Street, and 205 and 211 W. 18th Street, and 202 W. 19th Street; Accepting the Summary Report Pursuant to Section 33433 of the California Health and Safety Code; Approving a Disposition and Development Agreement Between the City of Merced (Acting on its Own Behalf and as the Housing Successor) and Linc Housing for the Development of a 54-Unit Apartment Complex with 53 Affordable Units; and Approval of Density Bonus #23-01 Initiated by Linc Housing, Corporation to Allow Concessions for the Development of the Affordable Complex on 5 Parcels Generally Located at the Northwest Corner of 18th and I Streets and the Southwest Corner of 19th and I Streets

REPORT IN BRIEF

Considers approving a Resolution approving the sale of the housing successor agency properties at 1815 and 1823 I Street, and 205 and 211 W. 18th Street, and 202 W. 19th Street, including accepting the Section 33433 report. Then consider various actions including the approval of the Disposition and Development Agreement between the City of Merced Acting on its Own Behalf and as the Housing Successor and Linc I Street Apts, LP for the development of affordable housing; approving a Regulatory Agreement setting up the terms of affordability; Deed Restriction and Loan Agreement for the Permanent Local Housing Allocation funds, approving Density Bonus #23-01, granting certain concessions to Development Standards to allow the construction of a 54-unit apartment complex consisting of 53 affordable housing units, a manager's unit, and a courtyard area on 5 parcels generally located at the northwest corner of 18th and I Streets and the southwest corner of 19th and I Streets; and Environmental Review #23-19.

RECOMMENDATION

City Council - Hold a Public Hearing for the 33433 Report and Adopt a motion:

- A. Adopting Resolution 2024-08, a Resolution of the City Council of the City of Merced, California, Approving a Disposition and Development Agreement Between the City of Merced and Linc I Street Apts. LP and Making Certain Findings and Approvals under Section 33433 of the California Health and Safety Code; and,
- B. Approving the Sale of Housing Successor Agency properties at 1815 and 1823 I Street, and 205 and 211 W. 18th Street, and 202 W. 19th Street; and,
- C. Accepting the Summary Report Pursuant to Section 33433 of the California Health and Safety Code; and,
- D. Finding that the adoption of the Regulatory Agreement (RA) is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15194 and 15332; and,
- E. Approving the Environmental Review #23-19 (Categorical Exemption); and,
- F. Approving Density Bonus #23-01 and the Affordable Housing Regulatory Agreement to allow the construction of the affordable apartment complex on 5 parcels generally located at the northwest corner of 18th and I Streets and the southwest corner of 19th and I Streets; and,

G. Authorizing the City Manager to make any minor changes to the PLHA loan agreements should the State require language changes, subject to the agreements and/or documents being approved as to form by the City Attorney; and,

H. Authorizing the City Manager to execute all agreements and documents to fulfill the terms and conditions of the disposition of the property per the DDA, the RA, DB, and any future documents that may be necessary for the project, subject to the agreements and/or documents being approved as to form by the City Attorney.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 33433 Public Hearing Notice.pdf, 2. 33433 Report.pdf, 3. Resolution 2024-08.pdf, 4. Location Map.pdf, 5. Site Plan.pdf, 6. Guide to the California Density Bonus Law, 7. Merced County HCD Income Limits.pdf, 8. Building Elevations, 9. Floor Plans.pdf, 10. Environmental Review #23-19 (Categorical Exemption), 11. Planning Commission Resolution #4114, 12. Affordable Housing Regulatory Agreement - Density Bonus.pdf, 13. Disposition Development Agreement, 14. All Attachments to the DDA, including Loan Agreements for PLHA, 15. Presentation

Date	Ver.	Action By	Action	Result
1/2/2024	1	City Council/Public Finance and Economic Development Authority/Parking Authority	approved	Pass