



Legislation Details

File #:	22-594	Version:	1	Name:	
Type:	Public Hearing Item	Status:		Passed	
File created:	7/19/2022	In control:		City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	
On agenda:	8/15/2022	Final action:		8/15/2022	

Title: SUBJECT: Public Hearing to Consider a Resolution Approving the Sale of the Housing Successor Agency Property at 73 S. R 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 CC915 Merced, Inc. for the Development of a 4-Unit Affordable Housing Complex with a Future Accessory Dwelling Unit for Extremely Low-Income Unsheltered Veterans; and Adopting a Regulatory Agreement for Density Bonus #22-02 with Terms of Affordability with Approval of Waivers and Concessions to Certain Development Standards and Zoning Codes. The 0.46-Acre Subject Site is Generally Located on the West Side of R Street, Approximately 225 Feet South of Childs Avenue. The Subject Site has a Zoning Classification of Low Density Residential (R-1-6) with a General Plan Designation of Low Density Residential (LDR)

REPORT IN BRIEF

Considers approving a Resolution approving the sale of a housing successor agency property at 73 S. R Street, including accepting the Section 33433 report. Then consider various actions including the approval of the Disposition and Development Agreement (DDA) between the City of Merced Acting on its Own Behalf and as the Housing Successor and CC915 Merced, Inc. for the development of affordable housing for extremely low income homeless veterans; approving a Regulatory Agreement (RA) setting up the terms of affordability; and approving a Density Bonus (DB), granting certain waivers and concessions to Development Standards and Zoning Codes, as recommended by the Planning Commission.

RECOMMENDATION

City Council - Hold a Public Hearing and adopt a motion:

A. Adopting Resolution 2022-54, a Resolution of the City Council of the City of Merced, California, approving a Disposition and Development Agreement between the City of Merced and CC915 Merced, Inc. and making and approving certain findings and approvals under section 33433 of the California Health and Safety Code; and,

B. Approving the Sale of a Housing Successor Agency property at 73 S. R Street; and,

C. Accepting the Summary Report Pursuant to Section 33433 of the California Health and Safety Code; and,

D. Approving a Disposition and Development Agreement between the City of Merced and CC915 Merced, Inc.; and,

E. Approving the Environmental Review #22-26 (Categorical Exemption); and,

F. Approving the Density Bonus Application #22-02 by approving the Regulatory Agreement Containing Covenants Affection Real Property and authorizing certain other actions necessary to meet Performance Milestones of the Homekey Grant; and,

G. Authorizing the City Manager or Deputy City Manager to execute any and 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. Resolution 2022-54, 2. Location Map, 3. Planning Commission Resolution #4093, 4. Categorical Exemption, 5. Guide to California Density Bonus Law (Meyers-Nave), 6. HCD 2022 Income Limits, 7. HCD Homekey - Standard Agreement, 8. Summary Report 33433.pdf, 9. Notice of Public Hearing for Summary Report 33433, 10. Disposition and Development Agreement.pdf, 11. Regulatory Agreement.pdf, 12. Presentation.pdf

Date	Ver.	Action By	Action	Result
8/15/2022	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Pass