

FAIRFIELD HOUSING AUTHORITY

RESOLUTION NO. HA2021-02

RESOLUTION OF THE FAIRFIELD HOUSING AUTHORITY APPROVING THE FIRST AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT BY AND AMONG THE FAIRFIELD HOUSING AUTHORITY, AFFORDABLE HOUSING ALLIANCE II, INC., AND SUTTON PLACE DEVELOPMENT CORP. FOR LAND LOCATED AT 1600 WOOLNER AVENUE, FAIRFIELD, CA

WHEREAS, the City of Fairfield approved the formation of the Fairfield Housing Authority in November 1968 under Resolution HA68-01 to transact business and exercise its powers in its area of operation; and

WHEREAS, the Fairfield Redevelopment Agency purchased land from the City of Fairfield located at 1600 Woolner Avenue (the “Property”); and

WHEREAS, in 2013, the Property was transferred from the Successor Agency to the Fairfield Redevelopment Agency to the Fairfield Housing Authority; and

WHEREAS, on February 4, 2020, the Fairfield Housing Authority adopted Resolution HA2020-02 approving the Disposition and Development Agreement by and among the Fairfield Housing Authority, Affordable Housing Alliance II, Inc., and Sutton Place Development Corp., dated February 10, 2020, (the “DDA”) for the sale of the Property to Affordable Housing Alliance II, Inc. and Sutton Place Development Corp. (collectively, the “Developer”) for the purpose of developing a mixed income housing project; and

WHEREAS, the contemplated residential development is being undertaken pursuant to the Heart of Fairfield Specific Plan, for which an EIR was certified by the Fairfield City Council on May 2, 2017; and

WHEREAS, disposition of the Property and the proposed development is in conformance with the Specific Plan, and none of the events described in Section 15162 of the CEQA Guidelines have occurred; and

WHEREAS, the Fairfield Housing Authority and the Developer have negotiated a First Amendment to the DDA to, among other things, extend the term of the DDA, adjust the sales price of the Property, provide a credit for the required soils engineering work, and adjust performance milestones; and

WHEREAS, the Fairfield Housing Authority wishes to approve the First Amendment to the DDA and has determined that it is in the best interest of the public’s health, safety, and welfare to do so.

NOW, THEREFORE, THE FAIRFIELD HOUSING AUTHORITY HEREBY RESOLVES:

Section 1. The foregoing recitals are true and correct, and are a substantive part of this Resolution.

Section 2. The Executive Director is hereby authorized to execute and deliver, for and in the name of the Fairfield Housing Authority, the First Amendment to Disposition and Development Agreement by and among the Fairfield Housing Authority, Affordable Housing Alliance II, Inc., and Sutton Place Development Corp. in substantially the form attached hereto and incorporated herein by reference with such non-substantive changes therein as the Executive Director may approve (such approval to be conclusively evidenced by the execution and delivery thereof).

Section 3. The Officers and Staff of the Fairfield Housing Authority are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution.

Section 4. The Fairfield Housing Authority's approval of this Resolution and execution of the First Amendment to Disposition and Development Agreement are exempt from environmental review under the California Environmental Quality Act, namely Section 15182 of the CEQA Guidelines and Section 65457 of the Government Code.

PASSED AND ADOPTED this 19th day of January, 2021, by the following vote:

AYES: COMMISSIONERS: PRICE / BERTANI / MOY / PANDURO / TIMM / TONNESEN / VACCARO

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

CHAIR

ATTEST:

SECRETARY