



HOUSING DEVELOPMENT FINANCE AGENCY OF THE CITY OF DALY CITY

City Hall Council Chambers – 2nd Floor
333 – 90th Street, Daly City, CA 94015

MONDAY, APRIL 14, 2014 - 7:00 P.M.

For those wishing to address the Agency Board on any Item on the Agenda or under Public Appearances/Oral Communications, please complete a Speaker Card located at the entrance to the Council Chambers and submit to a Staff Member as early in the meeting as possible.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

1. Meeting of January 13, 2014

CONSENT:

1. **Set Time and Place for Public Hearing on Disposition and Development Agreement for Property Located at 6823 - 6834 Mission and 325 - 331 Miriam Street.**

PUBLIC APPEARANCES - ORAL COMMUNICATIONS:

NOTE: Speakers are limited to two minutes, unless modified by the Chair.
The Board cannot take action on any matter raised under this item

ADJOURNMENT:

AVAILABILITY OF PUBLIC RECORDS:

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body

DALY CITY HOUSING DEVELOPMENT FINANCE AGENCY
MINUTES
January 13, 2014

The meeting was called to order by Chairperson Canepa at 7:47 P.M.

ROLL CALL: Commissioners Present:

David J. Canepa, Chairperson
Carol L. Klatt Vice- Chairperson
Ray Buenaventura
Michael P. Guingona
Sal Torres

Staff Present:

Patricia Martel, Executive Secretary/Director
Rose Zimmerman, General Counsel
K. Annette Hipona, Assistant Secretary

APPROVAL OF MINUTES:

Meeting of October 28, 2013

It was moved by Commissioner Guingona, seconded by Commissioner Klatt and carried to approve the meeting minutes of October 28, 2013.

CHANGE OF OFFICIERS

By operation of the by-laws of the Agency, the Mayor of the City of Daly City is hereby designated as Chairperson and the Vice-Mayor is hereby designated as Vice Chairperson.

ADJOURNMENT:

It was moved by Commissioner Guingona, seconded by Commissioner Klatt, and carried to adjourn the meeting of the Daly City Housing Development Finance Agency at 7:48 P.M.

Assistant Secretary

Approved this _____ day
of _____, 2014

Chairperson



Agency Agenda Report

Item # _____

Meeting Date: April 14, 2014

Subject: SET TIME AND PLACE FOR PUBLIC HEARING ON DISPOSITION AND DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 6823 - 6834 MISSION AND 325 - 331 MIRIAM STREET.

Recommended Action

Set a Joint Public Hearing for Monday, May 12, 2014, for Council/Agency consideration of a Disposition and Development Agreement (DDA) with Mid-Peninsula The Farm, Inc. for the development of a 52 residential units located at 6800-6834 Mission Street.

Background

The subject real property was purchased by the Daly City Redevelopment Agency (DCRA) in October, 2007 at a price of \$3,280,000 utilizing Redevelopment Agency housing set-aside funds. The property is comprised of three parcels on Mission Street (6824, 6830 and 6834) and two properties on Miriam Street (325 and 331) that abut the Mission Street parcels. Collectively, these properties comprise 0.35 acre. With the dissolution of the DCRA on February 1, 2012, ownership of these properties was assumed by the Daly City Housing Development Finance Agency (DCHDFA), Housing Successor Agency to the DCRA.

In November of 2006, Mid-Peninsula The Farm, Inc. entered into an Exclusive Right to Negotiate (ERN) with the Agency to develop affordable housing on the site. On October 28, 2013 the Agency extended the ERN until May 21, 2014

Since execution of the ERN Mid-Pen The Farm, Inc. has acquired an adjacent .43 acre parcel from a private property owner, thus creating a combined development site of .78 acres.

In addition, Mid-Peninsula The Farm, Inc. has prepared a design for the development and submitted a complete entitlement package to the City. On April 28, 2014 The City Council will consider an application for a use permit and design review to construct 52 residential units and approximately 2,400 square feet of retail.

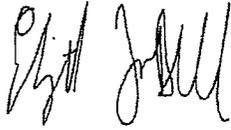
Discussion

In order to formalize the joint effort between Mid-Peninsula The Farm, Inc. and the Agency to develop the Mission/Miriam site, City staff has prepared a draft DDA and a Summary of the DDA

that describes the rights and responsibilities of both entities. Under California Law, disposition of Agency-owned property requires a public hearing to obtain citizen comment on the proposal.

Staff is available to provide any additional information desired by the Chair and Board members.

Respectfully submitted,



Betsy ZoBell
Housing and Community
Development Supervisor



Tatum Mothershead
Economic and Community Development
Director

CC: City Manager
City Clerk
City Attorney