

NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance August 15, 1975 to function as the governing body of the Community Redevelopment Agency. Its purpose is to aid in planning and implementing projects in the City of Compton.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Tuesday, January 08, 2008
2:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

1. AUTHORIZING PAYMENT TO BASE ARCHITECTURE FOR CHANGE ORDERS FOR AMERICANS WITH DISABILITIES ACT UPGRADES AND OTHER IMPROVEMENTS TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT
2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING THE CITY OF COMPTON'S 2007-2008 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

January 8, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

**SUBJECT: AUTHORIZING PAYMENT TO BASE ARCHITECTURE FOR
CHANGE ORDERS FOR AMERICANS WITH DISABILITIES
ACT UPGRADES AND OTHER IMPROVEMENTS TO ENHANCE
THE RAYMOND STREET PARK RENOVATION PROJECT (CIP
#07-08)**

SUMMARY:

Requesting Commission authorization to pay Base Architecture for change orders for Americans with Disabilities Act upgrades and other improvements to the Raymond Street Park Renovation Project in the Compton Redevelopment Project Area.

BACKGROUND:

In 2005 the City applied and received Los Angeles County Regional Park and Open Space District funds in the amount of \$335,923.87 to renovate Raymond Street Park.

In September 2006, pursuant to Section 1409 of the City Charter it was determined that this work was of urgent necessity for the preservation of life, health or property, in that the residents were concerned about the safety hazard the park presented. Staff solicited and negotiated a contract with Base Architecture to renovate the restrooms, replace play structures and lighting fixtures, construct a new concession stand and landscape the park. Base Architectures bid was \$312,202.00, which was found to be within construction cost norms for this type of construction.

The majority of the renovation is complete. In furtherance of the proposed development, the Agency and the City have deemed it necessary to install Americans with Disabilities Act (ADA) upgrades and other improvements that include, additional safety features for the restrooms, bleachers, landscaping, sod and lighting at Raymond Street Park. In the original plans, the bleachers were going to be sanded and painted, however upon further inspection, the bleachers have been deemed unsafe and must be replaced.

The Health and Safety Code, Section 33445 permits an Agency to pay for the costs of improvements of publicly owned real property provided that certain findings are made by the Agency that: a) the improvements would alleviate blight in the project area; b) the improvements will benefit the immediate area in which the park is located; and c) there is no other reasonable means of financing the improvements absent Agency assistance.

STATEMENT OF THE ISSUES:

The original project budget was \$312,202.00. Upon inspection of the project by the Building & Safety Department, specific upgrades were required creating Change Order # 1, for changes required by the Building & Safety Department at \$92,784.72. A request to change the existing bleachers, batter's benches, and removal of the existing picnic table concrete pads created Change Order #2, at a cost of \$24,284.00. The total amount of additional funds being requested from the Agency is One Hundred Seventeen Thousand, Sixty Eight Dollars and Seventy Two Cents (\$117,068.72).

FISCAL IMPACT:

That funds not to exceed \$117,068.72 are available in account number 1300-80-4269.

STAFF RECOMMENDATION

That the attached resolution authorizing the Executive Secretary to pay for improvements in connection with enhancement of the Raymond Street Park Renovation Project be approved.

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

**CHARLES BERGSON, P.E.
PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**CHARLES EVANS
EXECUTIVE SECRETARY**

CE:CB:SDZ:sdz

RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING PAYMENT TO BASE ARCHITECTURE FOR CHANGE ORDERS FOR AMERICANS WITH DISABILITIES ACT UPGRADES AND OTHER IMPROVEMENTS TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT

WHEREAS, the Community Redevelopment Agency of the City of Compton (the “Agency”) is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, the Agency is requesting authorization for payment to Base Architecture for change orders for Americans with Disabilities Act upgrades and other improvements to enhance the Raymond Street Park Renovation Project; and

WHEREAS, the Agency is facilitating Americans with Disabilities (“ADA”) upgrades and other improvements that will benefit the immediate area where the Raymond Street Park is located; and

WHEREAS, the Agency is in receipt of two change orders in the amount of \$117, 068.72 for the ADA upgrades and other improvements; and

WHEREAS, funds for this project are available in account number 1300-80-4269.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Those improvements will mitigate blight in Raymond Park.

SECTION 2. That the immediate area will benefit by reducing the risk for potential liability due to the lack of safety features and upgrades to the restroom.

SECTION 3. That the Executive Secretary is hereby authorized to issue a purchase order to Base Architecture in an amount not to exceed One Hundred Seventeen Thousand, Sixty Eight Dollars and Seventy Two Cents (\$117,068.72).

SECTION 4. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Agency Counsel, City Controller, Community Redevelopment Agency, and Clerk.

SECTION 5. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _____, 2008.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

**STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF COMPTON)**

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at a regular meeting thereof held on the _____ day of _____, 2008.

That said resolution was adopted by the following vote, to wit:

**AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSTAIN: COMMISSIONERS
ABSENT: COMMISSIONERS**

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

RESOLUTION SIGN-OFF FORM

DEPARTMENT: City Clerk

RESOLUTION TITLE: AUTHORIZING PAYMENT TO BASE ARCHITECTURE FOR CHANGE ORDERS FOR AMERICANS WITH DISABILITIES ACT UPGRADES AND OTHER IMPROVEMENTS TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<BudgetName>
BUDGET OFFICER

<BudgetDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

January 8, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING THE CITY OF COMPTON'S 2007-2008 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM

SUMMARY

Authorizing the Executive Secretary to amend the City's 2007-2008 fiscal year budget and appropriate additional funds to expand the Agency's First Time Homebuyers Program.

BACKGROUND

The Community Redevelopment Agency (Agency) currently operates a First Time Homebuyers Program that provides homeownership assistance to households who have been priced out of the homeownership market. The program provides a gap financing assistance to qualified first time homebuyers in the form of a silent second (ranging from \$100,000 to \$150,000) to facilitate the purchase of a home in the community. However, as a result of unexpected surge of buyer demands for subsidies under the program, current budgetary allocation under the program is not adequate to assist the volume of applicants in need of homeownership assistance. Consequently, additional budgetary appropriation to expand the program is necessary.

STATEMENT OF THE ISSUE

According to existing records, the Agency is currently reviewing approximately thirty homebuyer applicants for home subsidies under the program. These applicants include thirteen (13) prospective homebuyers for the phase I of the (Willow Walk development Olson Project) and seventeen (17) homebuyer applicants citywide. Assuming an average subsidy of \$100,000 per each qualified homebuyer, the estimated subsidy for thirty buyers would equal \$3,000,000.00. In absence of such subsidy assistance, the dream of homeownership for most of these moderate income families could not be fulfilled (see attached). This report is requesting Commission authorization for appropriation of additional funds towards the first time program would mitigate the affordability crisis.

RECOMMENDATION

That the attached Resolution be adopted.

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

**CHARLES EVANS
EXECUTIVE SECRETARY**

2.

RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING THE CITY OF COMPTON’S 2007-2008 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM

WHEREAS, the Community Redevelopment Agency of the City of Compton (the “Agency”) is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, on July 25, 1995, Resolution No. 1,367 was adopted by the Commission to authorize the Executive Secretary to implement the First Time Homebuyers Assistance Program in an effort to promote homeownership opportunities for the City’s low-to- moderate income households who have been priced out of the homeownership market;; and

WHEREAS, the program currently provides a gap financing loans in the form of a silent seconds (ranging from \$100,000 to \$150,000) to qualified first time homebuyers towards purchase of a home in the community; and

WHEREAS, a result of unexpected surge of homebuyer interest in the program, funds committed towards the program for the 2007-2008 fiscal year are not adequate to meet the unprecedented demands for homebuyer assistance; and

WHEREAS, the Agency is requesting amendment of the City’s 2007-2008 budget to appropriate funds from Agency fund balances in the amount of \$3,000,000.00 for continued implementation of the First Time Homebuyer program; and

WHEREAS, the Commission desires to amend the Agency’s 2007-2008 budget to appropriate additional funds in the amount of \$3,000,000.00 for continued implementation of the First Time Homebuyer program; and

WHEREAS, funds for the First Time Homebuyers Assistance Program have been identified in Account No. 12038000004291

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Commission hereby authorizes the Executive Secretary to amend the Agency’s 2007-2008 budget to appropriate additional funds in the amount of \$3,000,000.00 for continued implementation of the First Time Homebuyer program; and

Section 2. That the Community Redevelopment Agency’s 2007-2008 fiscal year budget be amended and revenues and expenditures be increased as follows:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
12030000003990	Revenues	\$3,000,000.00
12038000004291	Loan Programs	\$3,000,000.00

Section 3. That the Executive Secretary is hereby authorized to execute all necessary documents upon the advice of the Agency’s legal counsel.

Section 4. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Legal Counsel, City Controller, and Community Redevelopment Agency.

Resolution No. _____
Page 2

Section 5. That the Chairman shall sign and the Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2008.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

**STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss**

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of _____, 2008.

That said resolution was adopted by the following vote, to wit:

**AYES: COMMISSIONERS -
NOES: COMMISSIONERS -
ABSENT: COMMISSIONERS -**

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Community Redevelopment

RESOLUTION TITLE: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING THE CITY OF COMPTON’S 2007-2008 FISCAL YEAR BUDGET AND APPROPRIATING ADDITIONAL FUNDS TO EXPAND THE FIRST TIME HOMEBUYERS PROGRAM

Kofi Sefa-Boakye
DEPARTMENT MANAGER’S SIGNATURE

12/3/2007 6:00:12 PM
DATE

REVIEW / APPROVAL

Craig Cornwell
CITY ATTORNEY

12/6/2007 3:49:05 PM
DATE

Willie Norfleet
CITY CONTROLLER

12/6/2007 11:55:30 AM
DATE

Dave Hewitt
BUDGET OFFICER

12/4/2007 9:59:39 AM
DATE

Charles Evans
CITY MANAGER

12/5/2007 12:12:22 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.