

RESOLUTION NO. 22-___

Resolution Of The City Council Of The City Of Emeryville Approving EAH Housing As The First Choice Developer And Related California/East Bay Asian Local Development Corporation As The Second Choice Developer For The Redevelopment Of 5890, 5900 And 6150 Christie Avenue, Authorizing The City Manager To Execute An Exclusive Right To Negotiate Agreement With The Selected Developer, And Accepting And Appropriating The \$100,000 Non-Refundable Deposit To The Fiscal Year 2022-2023 Budget For Professional Services For Capital Improvement Project H-02, Christie Housing Site

WHEREAS, the 2015-2023 Housing Element of the Emeryville General Plan (the “Housing Element”) identifies the properties at 5890, 5900 and 6150 Christie Avenue (the “Site”) as a potential site for affordable housing; and

WHEREAS, the Site was acquired by the former Emeryville Redevelopment Agency using low and moderate-income housing funds and was transferred to the City as Housing Successor to the Emeryville Redevelopment Agency in accordance with State law; and

WHEREAS, California Health and Safety (“HSC”) Section 33334.16 applies to affordable housing assets of former redevelopment agencies, including the Site, and requires activities to develop the properties for affordable housing to be initiated within five years from the date of transfer to the Housing Successor; and

WHEREAS, for the Christie Sites, the time periods described in HSC Section 33334.16 commenced on August 31, 2012 when the California Department of Finance approved the property as a housing asset; and on July 25, 2017, the City Council adopted Resolution No. 17-130, which extended the time period to initiate development by five years, to September 1, 2022; and

WHEREAS, to fulfill the requirements of HSC Section 33334.16, on June 21, 2022 the City Council adopted Resolution No. 22-082 authorizing the release of a Request for Proposals for Redevelopment of the Christie Sites (“RFP”); and

WHEREAS, staff issued the RFP on June 22, 2022 for the redevelopment of the Site with a minimum of 300 housing units including a minimum of 25 percent of the housing units as affordable units; and

WHEREAS, the City of Emeryville received proposals from six developers including California Landmark Group/Praxis Development Group/Satellite Affordable Housing Association, EAH Housing (“EAH”), Highridge Costa, Jonathan Rose Company/Resources for Community Development, Related California/East Bay Asian Local Development Corporation (“Related/EBALDC”), and The Pacific Company; and

WHEREAS, staff has analyzed the proposals and found that EAH and Related/EBALDC were the most responsive to the development goals and evaluation criteria as outlined in the RFP; and

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WHEREAS, on October 26, 2022, the Housing Committee reviewed staff's recommendations and voted unanimously to recommend to the City Council that EAH be selected as the first choice developer and Related/EBALDC be selected as the second choice developer for the Site; and

WHEREAS, staff is seeking authorization to negotiate and execute an Exclusive Right to Negotiate Agreement ("ERN") with the selected developer for the redevelopment of the Site; and

WHEREAS, the RFP specified that a non-refundable \$100,000 deposit is due to the City from the selected developer upon execution of the ERN; now, therefore, be it

RESOLVED, that the City Council of the City of Emeryville hereby approves EAH as the first choice developer and Related/EBALDC as the second choice developer for the Site; and be it further

RESOLVED, that the City Council of the City of Emeryville hereby authorizes the City Manager to negotiate and execute an Exclusive Right to Negotiate Agreement, in substantial form as the agreement attached hereto as Exhibit A, with the first choice developer for the Site, and be it further

RESOLVED, that the City Council of the City of Emeryville hereby accepts and appropriates the non-refundable deposit of \$100,000.00 from the first choice developer to the Fiscal Year 2022-2023 budget for professional services for Capital Improvement Program Project H-02, account number 299-80050.

ADOPTED by the City Council of the City of Emeryville at a regular meeting held Tuesday, November 15, 2022, by the following vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

DocuSigned by:
John Kennedy
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CITY ATTORNEY