



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 03/06/07
AGENDA ITEM 3
WORK SESSION ITEM _____

TO: Redevelopment Agency Board Members
FROM: Director of Community and Economic Development
SUBJECT: Approval of an Amended Contract with Goldfarb and Lipman LLP for Legal Services on Affordable Housing-Related Matters

RECOMMENDATION:

It is recommended that the Agency Board adopt the attached resolutions authorizing the Executive Director to execute an amended contract with Goldfarb and Lipman LLP for legal services and appropriating \$60,000 for this purpose.

BACKGROUND:

The recent implementation of the City's Inclusionary Housing Ordinance has facilitated the creation of several ownership developments in which units will be offered to moderate-income buyers. The creation of new affordable (rental or ownership) units and the acquisition and rehabilitation of developments has required specialized legal counsel in order to ensure that the appropriate legal instruments are in place to guarantee the creation of the affordable units and the proper marketing, selling or renting of the units to income-qualified households. Furthermore, as these affordable ownership and rental units are put into place, issues arise that require legal consultation or assistance.

The Agency has retained Goldfarb & Lipman LLP for legal consulting services in connection with affordable projects. Goldfarb and Lipman is one of the leading firms in California in the field of real estate law, with special strengths in affordable housing, redevelopment and municipal law. Particularly, the firm's attorneys have extensive experience with inclusionary housing legislation and with varied laws and regulations stemming from different sources of local, state, and federal funding for affordable housing.

Previously, staff administratively entered into a contract with Goldfarb and Lipman for legal services in the amount of \$16,000. Staff is currently requesting the Agency Board to approve a resolution authorizing the Agency to amend the contract with Goldfarb and Lipman for an additional \$60,000 for this fiscal year, and to appropriate \$60,000 from the Agency's Low and Moderate Income Housing Fund for this purpose.

Prepared by:

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Recommended by:

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Susan J. Daluddung, Director of Community
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Approved by:

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Resolutions

