



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



7

June 19, 1990

Transportation/Community
Development Committee
Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Purchase of Vacant Parcels in Oak Park

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency and City Council of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the purchase.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

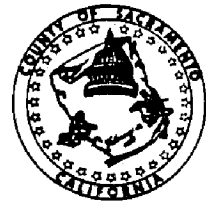
TRANSMITTAL TO COMMITTEE:

For: Edon Wibaux, Jr.
JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



June 26, 1990

Redevelopment Agency and City Council
of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Purchase of Vacant Parcels in Oak Park

SUMMARY

This report requests authorization for the Executive Director to proceed with negotiations for a second phase of land purchases in the Oak Park Redevelopment Project Area for scattered site single family housing development and economic development projects. These land purchases include unlisted, privately owned parcels as well as four City-owned properties.

BACKGROUND

In January 1990, the Executive Director was authorized to negotiate and purchase vacant residentially zoned land that was openly marketed for sale. This site acquisition process enables the Agency to land bank parcels for the future development of low and moderate income housing. To date, seven (7) lots have been purchased and four (4) lots are held under option.

Since this acquisition process was initiated, staff found that many vacant residential lots in Oak Park were not listed for sale yet if approached owners may be willing to sell. This report recommends pursuing the acquisition of unlisted privately owned residential parcels.

At this time we have identified and obtained appraisals of eleven unlisted parcels. Upon your approval, we will proceed with negotiations on these based on fair market value. Appraisals will be obtained on any future parcels to establish a price and make offers. As a second option by which to acquire Oak Park properties, staff is also recommending that two City owned vacant residential lots and two vacant City owned commercial lots be acquired. A proposal for economic development that includes these commercial lots will be presented to you for authorization as part of a comprehensive Economic Development strategy.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency and City Council
of the City of Sacramento
Sacramento, California
June 26, 1990
Page 2

It is the staff's goal to purchase a total of thirty (30) residential lots inclusive of listed, unlisted, or City-owned parcels.

Timing is critical given the recent sharp increase in real estate prices in Sacramento.

FINANCIAL DATA

Additional funds of \$488,319 are available in the Oak Park Fund for the purchase of all residential sites. The proposed use of these funds to purchase the vacant residential lots is an eligible use of tax increment dollars which are part of the Agency's 20% set aside of tax increment funds for low and moderate income housing.

Funds to purchase the City owned commercial lots are available from Oak Park Tax Increment Developers Assistance. The City of Sacramento has established a purchase price of \$24,000 for the two vacant residential lots and \$23,000 for the two vacant commercial lots.

ENVIRONMENTAL REVIEW

The acquisition of parcels for future construction of housing units has been previously reviewed within the Environmental Impact Report for the Oak Park Redevelopment Plan and Implementation Strategy (September 1984), and the Negative Declaration prepared for the Housing Assistance Plan, Program and Financing Strategy (June, 1988).

Pursuant to Title 14, California Administrative Code, Section 15162, staff has determined that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken and that the project involves no new impacts not considered in the previous EIR and Negative Declaration. Therefore, no further Environmental Documents are required.

MBE/WBE REVIEW

The recommended action has no MBE/WBE policy impact.

POLICY IMPLICATIONS

The above recommended actions are consistent with the adopted Oak Park Redevelopment Plan and the Oak Park Housing Market Study which both recommended that the Agency acquire land to develop owner-

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency and City Council
of the City of Sacramento
Sacramento, California
June 26, 1990
Page 3

occupied infill housing. It also is consistent with the Agency's Housing Strategy and Action Plan for 1989-1991.

VOTE AND RECOMMENDATION OF THE OAK PARK PROJECT AREA COMMITTEE (PAC)

At its regular meeting of December 6, 1989 the Oak Park Project Area Committee (PAC) voted in favor of adopting the staff recommendation to acquire land for development of homeownership.

VOTE AND RECOMMENDATION OF THE COMMISSION

At its meeting of June 18, 1990, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATION

Staff recommends adoption of the attached Redevelopment Agency resolution which authorizes the Executive Director to 1) proceed with negotiations for purchase of unlisted privately owned residential property and 2) execute an agreement to purchase vacant land from the City of Sacramento. Staff also recommends the adoption of the attached City Council resolution authorizing

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency and City Council
of the City of Sacramento
Sacramento, California
June 26, 1990
Page 4

the City Manager to transfer land to the Redevelopment Agency of
the City of Sacramento.

Respectfully submitted,


ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COUNCIL

WALTER J. SLIPE
City Manager

Contact Person: Leslie Fritzsche 440-1315

F:\KEM\DOCS\LNDBNKUN.RPT

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

ACQUISITION OF VACANT LAND FROM THE CITY OF SACRAMENTO

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The City Manager is hereby authorized to initiate negotiations and execute voluntary purchases of individual parcels of real property in the Oak Park Redevelopment meeting the following criteria:

- a) The parcel shall be entirely vacant;
- b) The parcel shall have a minimum size of not less than forty feet (40') in width and not less than ninety feet (90') in length;
- c) The purchase price of the parcel shall be the Fair Market Value as determined by an independent appraisal obtained by the Agency; and
- d) The total amount expended shall not exceed the then-existing fund balance in the Oak Park Residential Land Site Acquisition Fund (Cost Center A01706).

Section 2: The Executive Director is authorized to transfer the sum of \$538,319 of Oak Park unallocated Tax Increment Funds to the Oak Park Residential Land Site Acquisition Fund (Cost Center A01706).

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3: The Executive Director is authorized to purchase the following vacant sites from the City of Sacramento for the total sum of FORTY SEVEN THOUSAND DOLLARS (\$47,000):

3953 3rd Avenue (APN: 014-101-033);
3025 39th Street (APN: 014-0172-023); and
3023 39th Street (APN: 014-0172-024) and APN:
014-171-017.

CHAIR

ATTEST:

SECRETARY

1100WPP2-630

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

SALE OF VACANT LAND TO THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SACRAMENTO:

Section 1: The City Manager is authorized to enter into an agreement and execute a grant deed with the Redevelopment Agency of the City of Sacramento to sell vacant land located at 3953 - 3rd Avenue (APN 014-101-033), 3025 - 39th Street (APN 014-172-023), 3023 - 39th Street (APN 014-172-024 and APN 014-171-017), Sacramento, California for \$47,000.

MAYOR

ATTEST:

CITY CLERK

P:\Share\Reso\LndBkOP

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

