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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

February 5, 1980

CITY MANAGER'S OFFICE
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CITY GOVERNING BOARD
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Redevelopment Agency of the
City of Sacramento
915 I Street
Sacramento, CA 95814

Honorable Members in Session:

SUBJECT: Just Compensation for Four Properties in Oak
Park Housing Development Site, West Side of
35th Street Between 4th and 5th Avenues

COUNTY GOVERNING BOARD
ILLA COLLIN
C. TOBIAS (TOBY) JOHNSON
JOSEPH E. (TED) SHEEDY
SANDRA R. SMOLEY
FRED G. WADE

SUMMARY

Government Code §7267.2 requires that the Redevelopment Agency establish just compensation for properties to be acquired for a public project before entering into negotiations with the owner. The attached resolution establishes these values for four properties (Parcels 1-4 on the attached map) located on the west side of 35th Street between 4th and 5th Avenues in Oak Park, part of the site of a proposed future housing development.

EXECUTIVE DIRECTOR
WILLIAM G. SELINE

P.O. Box 1834
SACRAMENTO, CA 95809
630 I STREET
SACRAMENTO, CA 95814
(916) 444-9210

BACKGROUND

On January 15, 1980, you adopted Resolution No. 2882 authorizing acquisition of twelve parcels on the west side of 35th Street, by negotiation or condemnation if necessary. Just compensation for parcels 5 - 12, adjacent to Parcels 1 - 4, has already been established by Resolution No. 2877 on December 26, 1979.

The Agency contracted with appraiser David E. Lane for appraisals of Parcels 1 - 4. The amounts listed in the resolution for each parcel are the fair market values in the opinion of the appraiser.

FINANCIAL DATA

The total fair market values shown, \$128,500, are for acquisition of land and improvements. Business and

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SACRAMENTO REDEVELOPMENT AGENCY

Date 2/12/80

2-12-80

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residential relocation costs are not included. The monies paid for the properties are being provided from Community Development funds. Financing for the proposed housing development has not been secured.

VOTE OF COMMISSION

At its regular meeting of February 4, 1980, the Sacramento Housing and Redevelopment Commission recommended approval of the attached resolution. The vote was as follows:

AYES: Knepprath, Luevano, A. Miller, Serna, Teramoto
B. Miller

NOES: None

ABSENT: Coleman, Fisher, Walton

RECOMMENDATION

It is my recommendation that you adopt the attached resolution.

Respectfully submitted,


WILLIAM G. SELINE

TRANSMITTAL TO COUNCIL:


WALTER J. SLIPE
City Manager

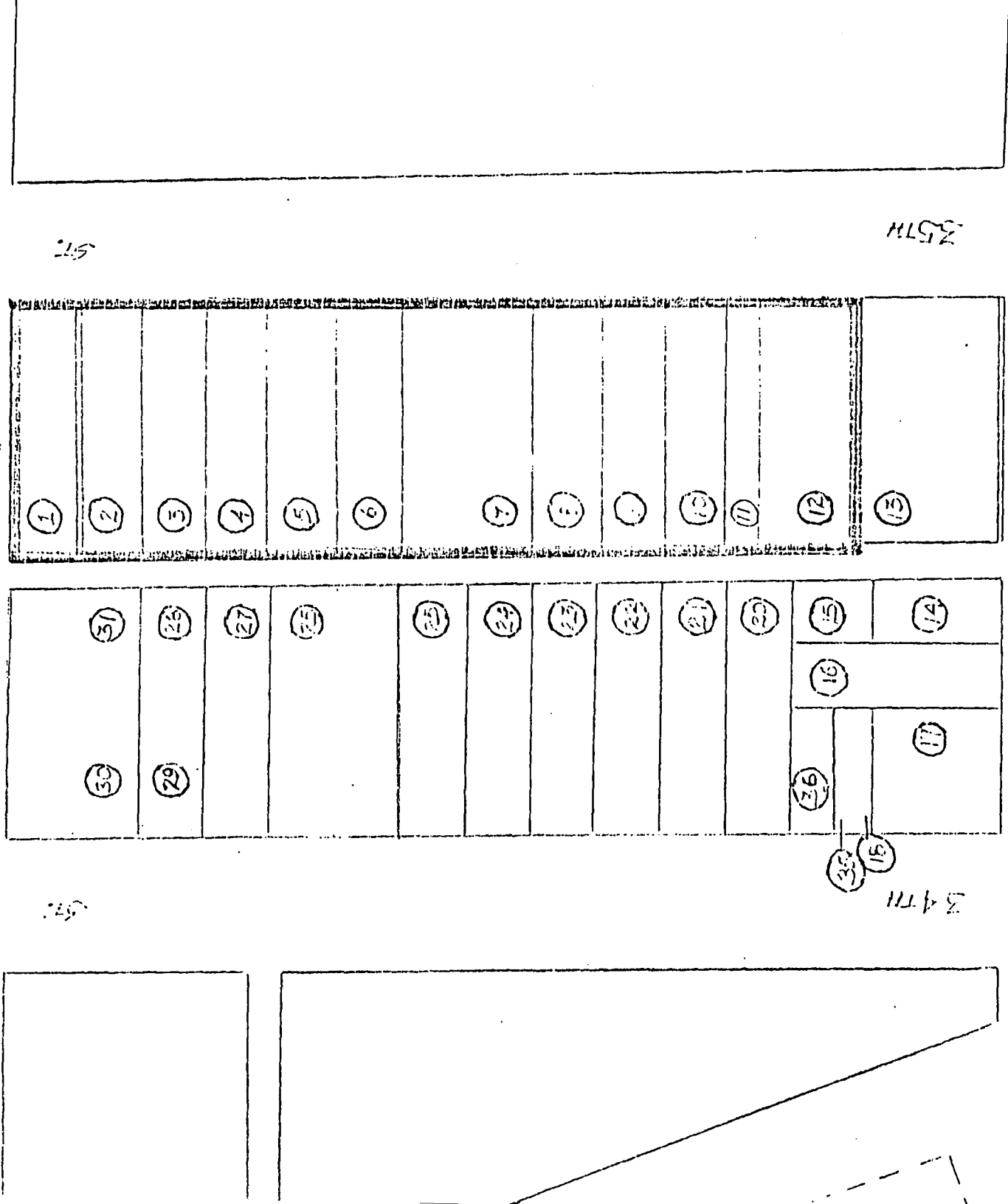
Contact Persons: John Abbott
Bill Aguirre

PARAMENTS HOUSING & REDEVELOPMENT AGENCY
PROPOSED 35TH STREET HOUSING DEVELOPMENT
VERBANUS SCALE: 1" = 100'

12-19-77

ACQUISITION AREA

4TH AVE.



5TH AVE.

RESOLUTION NO. 2890

Adopted by the Redevelopment Agency of the City of Sacramento

February 12, 1980

ESTABLISHING JUST COMPENSATION FOR CERTAIN
PROPERTIES LOCATED IN THE OAK PARK COMMUNITY
DEVELOPMENT AREA

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

1. Pursuant to Government Code §7267.2, the Redevelopment Agency establishes as just compensation for land and improvements the following amounts for the properties listed, located on the west of 35th Street between 4th and 5th Avenues in Oak Park:

<u>Assessor Parcel No.</u>	<u>Address</u>	<u>Use</u>	<u>Amount</u>
013-142-01	2900 35th Street 3432 4th Avenue	Commercial Residential	\$36,500
013-142-02	2906 35th Street	Commercial Residential	\$36,500
013-142-03	2914 35th Street	Storage	\$30,000
013-142-04	2922 35th Street	Storage Residential	\$25,500
		TOTAL	<u>\$ 128,500</u>

CHAIRPERSON

ATTEST:

W. L. Smith
SECRETARY

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
Date 2/12/80

