

July 16, 1997

Redevelopment Agency
of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: DEL PASO NUEVO PROPERTY ACQUISITIONS

LOCATION AND COUNCIL DISTRICT: Area Bounded by South Avenue, Altos Avenue,
Arcade Creek and Norwood Avenue. District 2

RECOMMENDATION:

Staff recommends approval of the attached resolution which authorizes the Agency to acquire property for the Del Paso Nuevo project.

CONTACT PERSONS: John Dangberg, Director of Community Development, 440-1357
Al Esquivel, Program Manager, Housing Development and
Preservation, 440-1350

FOR COUNCIL MEETING OF: July 29, 1997

SUMMARY

This report authorizes the Agency to acquire 46 properties (in whole or in part) for the Del Paso Nuevo Project.

COMMISSION ACTION

At its meeting of July 16, 1997, the Sacramento Housing and Redevelopment Commission recommended approval of the attached resolution. The votes were as follows:

AYES: Amundson, Dobbins, Hoag, Newsome, Rotz, Simon, Harland
ABSTAIN: Taylor
NOES: None
NOT PRESENT TO VOTE: Castello, Cespedes
ABSENT: Holloway

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Redevelopment Agency
of the City of Sacramento
July 16, 1997
Page 2

BACKGROUND

At its meeting of June 3, 1997, the City Council authorized the acceptance of a \$5 million Economic Development Initiative grant and the application for \$5,466,498 in Section 108 loan guarantees for development of the Del Paso Nuevo Homeownership Project. Del Paso Nuevo is a 150-acre master-planned neighborhood bounded by South Avenue, Norwood Avenue, Arcade Creek and Altos Avenue. EDI and guaranteed loan funds will be used to pay for infrastructure and community facilities to support 300 new single family homes. Staff anticipates that federal funding will be available by October of this year. The Del Paso Nuevo development includes major road realignments, new residential and community facilities. These public improvements will require the acquisition of property as shown in attachments to this report. Attachment I is a map of the Del Paso Nuevo area illustrating the parcels affected and Attachment II is a list of the properties and the use for which they are needed. The attached resolution authorizes the Agency to negotiate and enter into contracts with willing sellers for the acquisition of properties needed for the development of infrastructure and community facilities for the Del Paso Nuevo Project. The Sales contracts for property acquisition would be contingent upon actual receipt of federal funds.

This report recommends actions that would poise the Agency for quick and efficient project implementation upon the receipt of HUD funding. Upon receipt of federal funding staff will be able to immediately consummate the property purchases with willing sellers for an anticipated spring 1998 construction start. Property owners unwilling to sell will be referred to City real estate staff for standard public right-of-way acquisition processing.

FINANCIAL CONSIDERATIONS

EDI grant and guaranteed loan funds are not expected to be accessible until October 1997. Funds previously appropriated for the Planned Residential Development Project will be used for option purposes. Property acquisitions would be contingent upon the Agency's actual receipt of Federal funds. The following is a preliminary budget for the development of the Del Paso Nuevo Project:

COSTS

Property Acquisition (including relocation)	
Land for infrastructure/public facilities	\$3,825,162
Land for Subdivisions	2,863,408
Infrastructure Development	8,250,000
Lot Development	<u>2,400,000</u>
TOTAL COSTS	\$17,338,570

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Redevelopment Agency
of the City of Sacramento
July 16, 1997
Page 3

SOURCES OF FUNDS

SHRA (Previous) Contributions	900,000
EDI Grant	5,000,000
Section 108 Funds	5,466,498
Program Income/Other	<u>6,128,248</u>
TOTAL SOURCES	\$17,494,747

Thus, the costs associated with the acquisition for infrastructure and community facilities as recommended in this report are estimated at \$3,825,162.

POLICY CONSIDERATIONS

The action recommended in this report would authorize the Agency to acquire the identified properties subject to the receipt of federal funds.

ENVIRONMENTAL REVIEW

The proposed actions authorized in this report are in furtherance of the Del Paso Heights Redevelopment Plan, as amended. Per CEQA Guidelines Sections 15180, 15162, and 15163, acquisition of parcels for consolidation and development, and actions to encourage redevelopment in a redevelopment area were deemed approved at the time of adoption of the redevelopment plan. The proposed actions do not commit the Agency to a definite course of action since they are expressly made contingent on CEQA compliance prior to approval of a Disposition and Development Agreement or City entitlement per Agency and City environmental procedures (Stand Tall on Principles v. Shasta Union High School District (3d. Dist. 1991) 235 Cal.App.3d[1 Cal.Rptr.2d 107]). CEQA and NEPA review of the entire Del Paso Nuevo Project has been initiated and will be completed prior to any specific entitlement actions or the use of federal funds.

M/WBE REVIEW

The Agency's M/WBE policy will be followed in any contracting associated with the property acquisitions proposed in this report.

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Redevelopment Agency
of the City of Sacramento
July 16, 1997
Page 4

Respectfully submitted by,



THOMAS V. LEE
Executive Director

Transmittal approved by:

William H. Edgar
City Manager

<F:\AE\STAFF\DPNAC.FIN



RESOLUTION NO. 97-027

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

DEL PASO NUEVO PROPERTY ACQUISITION

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

Section 1. The Agency hereby determines that just compensation for each parcel of real property identified in Attachment I shall be equal to the appraised fair market value of each such parcel as determined by independent appraisal undertaken for that purpose by a qualified licensed appraiser.

Section 2. The Executive Director is authorized to negotiate and complete the voluntary purchase and sale of each of the properties identified in Attachment I at a price not substantially exceeding the amount of just compensation established above. The Executive Director is further authorized to take all necessary action, including quiet title actions, and execute all necessary documents, in form approved by Agency Counsel, to complete such acquisitions.

CHAIR

ATTEST:

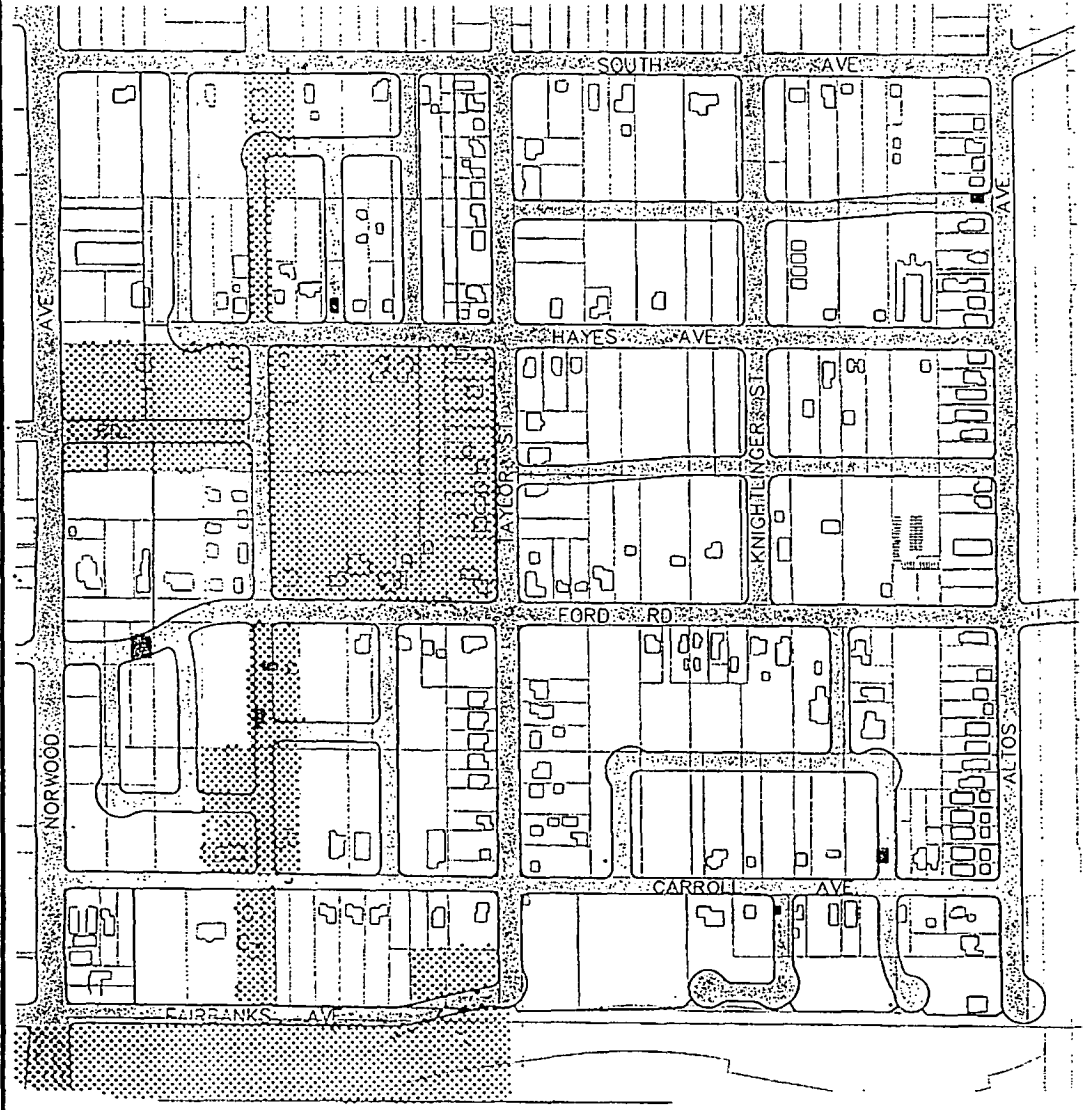
SECRETARY

FOR CITY CLERK USE ONLY

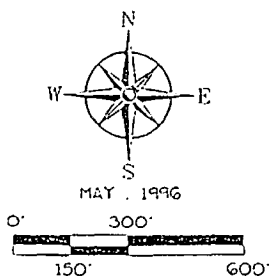
RESOLUTION NO.: _____

DATE ADOPTED: _____

DEL PASO NUEVO SACRAMENTO, CALIFORNIA.



Proposed
Roadways
W/ STRUCTURES



ATTACHMENT II LIST OF PROPERTIES TO BE ACQUIRED

**DEL PASO NUEVO
Parcels to be Acquired
Phase 1**

PROPOSED USE	APN	ST NO	ST NAME	TO BE ACQUIRED
Robertson Expansion	250-0130-016	3549	NORWOOD	ALL
Robertson Expansion	250-0130-017	0	NORWOOD	ALL
Robertson Expansion	250-0130-021	386	SOUTH	ALL
Robertson Expansion	250-0130-022	3555	NORWOOD	ALL
Robertson Expansion	250-0130-023	3545	NORWOOD	ALL
Silver Eagle Extension	250-0200-001	0	NORWOOD	PART
Silver Eagle Extension	250-0200-002	430	HAYES	PART
Silver Eagle Extension	250-0200-003	440	HAYES	PART
Silver Eagle Extension	250-0200-004	450	HAYES	PART
Silver Eagle Extension	250-0200-005	470	HAYES	PART
Silver Eagle Extension	250-0200-006	490	HAYES	PART
New Road "A"	250-0200-032	493	FORD	ALL
New Road "A"	250-0200-044	510	HAYES	ALL
New Road "A"	250-0140-005	500	SOUTH	ALL
New Road "A"	250-0140-028	511	HAYES	ALL
New Road "A"	250-0220-008	494	FORD	PART
New Road "A"	250-0220-024	505	CARROLL	PART
New Road "A"	250-0250-023	470	CARROLL	PART
New Road "A"	250-0250-024	0	CARROLL	PART
Fairbanks	263-0010-007	0	NORWOOD	PART
Fairbanks	250-0250-017	0	FAIRBANKS	PART
Fairbanks	250-0250-022	0	TAYLOR	PART
Park/School	250-0200-027	575	FORD	ALL
Park/School	250-0200-028	555	FORD	ALL
Park/School	250-0200-029	545	FORD	ALL
Park/School	250-0200-039	513	FORD	ALL
Park/School	250-0200-009	520	HAYES	ALL
Park/School	250-0200-010	530	HAYES	ALL
Park/School	250-0200-011	540	HAYES	ALL
Park/School	250-0200-012	550	HAYES	ALL
Park/School	250-0200-013	560	HAYES	ALL
Park/School	250-0200-047	570	HAYES	ALL
Park/School	250-0200-048	0	HAYES	ALL
Park/School	250-0200-015	3493	TAYLOR	ALL
Park/School	250-0200-016	0	TAYLOR	ALL
Park/School	250-0200-019	3485	TAYLOR	ALL
Park/School	250-0200-020	0	TAYLOR	ALL
Park/School	250-0200-021	3461	TAYLOR	ALL
Park/School	250-0200-022	3455	TAYLOR	ALL
Park/School	250-0200-023	3449	TAYLOR	ALL
Park/School	250-0200-024	3443	TAYLOR	ALL
Park/School	250-0200-025	3433	TAYLOR	ALL
Park/School	250-0200-026	3411	TAYLOR	ALL
Park/School	250-0200-045	3489	TAYLOR	ALL
Unit 1	250-0220-025	471	CARROLL	PART
Unit 1	250-0220-026	475	CARROLL	PART