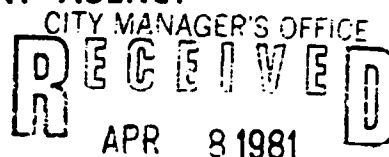




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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 7, 1981



Redevelopment Agency of the
City of Sacramento
Sacramento, CA 95814

Honorable Members in Session:

SUBJECT: PUBLIC HEARING on Resolution of Necessity for
Acquisition of Four Parcels at 35th Street and
4th Avenue in Oak Park

SUMMARY

Attached is a resolution of necessity, (which must be adopted by a two-thirds vote following a public hearing), authorizing acquisition by agreement or condemnation of the four parcels located at the southeast corner of 35th Street and 4th Avenue in Oak Park. After acquisition the property would be used for a multi-family medium density residential use.

BACKGROUND

The three questions to be decided as part of this public hearing are listed as follows:

1. Is the proposed project in the public interest?
2. Is the project planned and located in the manner which is most compatible with the greatest public good and least private injury?
3. Is the property proposed for acquisition necessary for the project?

If the Agency answers these questions affirmatively, then the Agency should adopt the resolution of necessity which requires a two-thirds vote.

These parcels are in a former commercial area and had commercial structures until a fire devastated them in September, 1980. The Building Inspection Division of the City of Sacramento has ordered the owners to remove the structures or to submit reconstruction plans within thirty (30) days from October 9, 1980. Two structures

FILED
SACRAMENTO REDEVELOPMENT AGENCY

Date 7-7-81 7-28-81

4-14-81

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have been removed. Two substantially destroyed structures are still standing because the owners were given an extension until January 15, 1981. The extension has also expired. The City's Chief Building Inspector will likely delay enforcement of the ordinance for a reasonable time until the Agency decides whether or not to adopt the resolution of necessity.

The Oak Park Redevelopment Plan of 1973 designated this area for a "multi-family, medium density residential" use. The existing zoning, however, is still C-2, General Commercial. Property to the south and to the west of these parcels has been acquired by the Redevelopment Agency for a residential use.

The Oak Park PAC, at its meeting of October 22, 1980, has requested the Agency to acquire the parcels in order to develop housing consistent with the Oak Park Redevelopment Plan of 1973. The acquisition project is also necessary to eliminate blight at this location.

Resolution No. 2965, adopted on December 23, 1980, authorized the Interim Executive Director to contract for an appraisal report and to set a hearing on whether to acquire the parcels by negotiation or condemnation under a resolution of necessity.

All of the affected property owners have been sent a notice indicating that they have a right to appear and to be heard on the matter of the resolution of necessity.

FINANCIAL DATA

The estimated cost of acquiring and demolishing the four parcels is \$73,015 which is composed of \$53,000 as payment for the property; \$12,515 for demolition; and \$8,000 for acquisition expenses and administration.

Oak Park tax increment funds in the amount of \$60,000 have been budgeted for this phase of the project (Resolution #2965). The difference between the \$60,000 originally budgeted and the updated costs of \$73,015 will be made up through the Oak Park tax increment fund. The current balance of the Oak Park tax increment fund is approximately \$33,000 based on anticipated revenues and expenditures for 1981.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of April 6, 1981, the Sacramento Housing and

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Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were recorded as follows:

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

ABSENT: Coleman, Walton


RECOMMENDATION

Staff recommends adoption of the attached resolution of necessity for acquisition of four parcels at 35th Street and 4th Avenue by negotiation or condemnation.

Respectfully submitted,


WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:


WALTER J. SLIPE
City Manager

RESOLUTION NO. _____

Adopted by the Redevelopment Agency of the City of Sacramento

April 14, 1981

RESOLUTION OF NECESSITY AUTHORIZING ACQUISITION
BY EMINENT DOMAIN OF CERTAIN PROPERTIES
LOCATED IN THE OAK PARK REDEVELOPMENT AREA

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO, TWO-THIRDS OF ALL MEMBERS OF SAID AGENCY
VOTING IN FAVOR:

Section 1. The Redevelopment Agency intends to
acquire in fee simple, by eminent domain, the properties
listed below, and is empowered to acquire said properties by
eminent domain pursuant to Health and Safety Code §33391:

<u>Assessor's Parcel No.</u>	<u>Address</u>	<u>Use</u>
013-143-33	2917 35th Street	Vacant
013-143-34	2909 35th Street	Vacant
013-143-35	35th Street at 4th Avenue	Vacant
013-143-36	3516 4th Avenue	Vacant

Section 2. The public use for which the properties
are to be acquired is construction of a new housing develop-
ment.

Section 3. The properties are located in the Oak
Park Redevelopment Area, Sacramento, California.

Section 4. The Redevelopment Agency finds and
determines that:

- a) The public interest and necessity require
the construction of a new housing develop-
ment.
- b) Said housing development is planned and
located in the manner that will be most
compatible with the greatest public good
and the least private injury.