

## RESOLUTION NO. 2008-013

Adopted by the Redevelopment Agency  
of the City of Sacramento

March 11, 2008

### **DEL PASO HEIGHTS AND OAK PARK REDEVELOPMENT AREAS; APPROVE DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO FOR THE TRANSFER OF FIFTEEN VACANT RESIDENTIAL PARCELS FOR THE SUBSEQUENT DISPOSITION OF THE PARCELS FOR THE DEVELOPMENT OF FOR-SALE SINGLE FAMILY HOMES**

#### **BACKGROUND**

- A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Del Paso Heights and Oak Park Redevelopment Plans ("Redevelopment Plans") and an Implementation Plans for Del Paso Heights and Oak Park Project Areas ("Project Areas").
- A. Agency owns six (6) vacant residential parcels at 3240 8<sup>th</sup> Ave, 2536 37<sup>th</sup> Ave., 2627 36<sup>th</sup> Ave., 2629 36<sup>th</sup> St., 3900 4<sup>th</sup> Ave., 3550 40<sup>th</sup> St., which were acquired with tax increment funds targeted for low and moderate income housing.
- B. Agency owns seven (7) vacant residential parcels at 3805, 3841, and 3845 Altos Ave., 741 Grand Ave., 649 Carroll Ave, 3700 2<sup>nd</sup> Ave., and 3536 20<sup>th</sup> Ave., which were acquired with tax increment and taxable bond funds.
- C. Agency owns two (2) vacant residential parcels at 2708, and 2718 37<sup>th</sup> Ave, which were acquired with tax exempt bond funds and will be disposed of in accordance with bond and IRS regulations.
- D. Agency and Housing Authority of the City of Sacramento desire to enter into Disposition and Development Agreement ("DDA") to convey title of the fifteen (15) vacant parcels to Housing Authority for the subsequent disposition of the parcels for the development of for-sale single family homes to be sold to purchasers qualified as a low or moderate income households at a sales price that does not exceed the amount that a moderate income household can afford to buy, as more specifically described in the DDA ("Project").
- E. A copy of the DDA is on file with the Agency Clerk.
- F. In accordance with the California Environmental Quality Act ("CEQA") and its implementing regulations, the sale of the Property and the Project are exempt

under the CEQA Guidelines for single family homes and in-fill projects, Section 15303 and 15332, respectively.

- G. A report under Health and Safety Code Section 33433 (“Section 33433 Report”) has been prepared, filed with the Agency Clerk, and made available for public review pursuant to Section 33433.
- H. Proper notice of this action has been given and a public hearing has been held in accordance with Health and Safety Code Sections 33431 and 33433.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

- Section 1. The Interim Executive Director is directed to prepare a Notice of Exemption for the sale of the Property for the Project based on the findings in the accompanying staff report in accordance with CEQA Guidelines Sections 15303 and 15332.
- Section 2. The transfer of the Property is consistent with the goals and objectives of the Redevelopment Plans to promote homeownership and new construction of housing on vacant lots, and is consistent with the Implementation Plans. The Project will assist in the elimination of blight as stated in the 33433 Report. The DDA shall be deemed an implementing document approved in furtherance of the Redevelopment Plans and Implementation Plan for the Project Areas, and all applicable land use plan, studies, and strategies.
- Section 3. The Report as required under Health and Safety Code Section 33433 is hereby approved.
- Section 4. The consideration for the Agency’s conveyance of the parcels to the Housing Authority is the Housing Authority’s obligation to redevelop the parcels as described, which obligation has a cost that is not less than the fair reuse value of the parcels at the use and with the covenants, conditions, restrictions required by the DDA and the related Regulatory Agreement and Grant Deed.
- Section 5. The Disposition and Development Agreement is approved and the Interim Executive Director is authorized to execute the DDA, Grant Deed, Regulatory Agreement, Escrow Instructions and related conveyance documents, and to perform other actions as necessary to implement the terms of the DDA.

Adopted by the Redevelopment Agency of the City of Sacramento on March 11, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Councilmember Sheedy.

  
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Chair Heather Fargo

Attest:

  
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Shirley Concolino, Secretary