

RESOLUTION NO. 2008-004

Adopted by the Housing Authority
of the City of Sacramento

March 11, 2008

DEL PASO HEIGHTS AND OAK PARK REDEVELOPMENT AREAS; EXEMPTION FROM CEQA; APPROVE DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO FOR THE ACQUISITION OF FIFTEEN VACANT RESIDENTIAL PARCELS FOR THE SUBSEQUENT DISPOSITION OF THE PARCELS FOR THE DEVELOPMENT OF FOR-SALE SINGLE FAMILY HOMES AND DETERMINATION OF SURPLUS PROPERTY

- A. The Redevelopment Agency of the City of Sacramento ("Agency") owns six (6) vacant residential parcels at 3240 8th Ave, 2536 37th Ave., 2627 36th Ave., 2629 36th St., 3900 4th Ave., 3550 40th St., which were acquired with tax increment funds targeted for low and moderate income housing.
- B. Agency owns nine (9) vacant residential parcels at 3805, 3841, and 3845 Altos Ave., 741 Grand Ave., 649 Carroll Ave, 3700 2nd Ave., 3536 20th Ave., and 2708, and 2718 37th Ave. which were acquired with tax increment and bond funds and will be developed pursuant to the Disposition and Development Agreement and transferred in accordance with bond and IRS regulations.
- C. 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").
- D. A copy of the DDA is on file with the Agency Clerk.
- E. 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 Section 15303 and 15332.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY 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. It is found and determined that the subject properties in Background Sections B and C, above, are not required for the foreseeable needs of the Housing Authority and shall be developed in a manner consistent with the Disposition and Development Agreement and transferred in accordance with Section 34315.7 of the California Health and Safety Code.
- Section 3. The transfer of the Property is consistent with the goals and objectives of the Housing Authority to promote homeownership and affordable housing opportunities. The Project will assist in the elimination of blight.
- Section 4. The Disposition and Development Agreement between the Agency and the Housing Authority 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.
- Section 5. The Interim Executive Director, or her designee, is authorized to release a Request for Proposals to solicit the disposition of the vacant residential parcels to one or more capable and experienced developers or builders of single family homes.
- Section 6. The Interim Executive Director, or her designee, is authorized to convene a selection committee to review the qualifications and proposals.
- Section 7. The Interim Executive Director, or her designee, is authorized to enter into a disposition and development agreement with one or more developers for the development of the parcels and for the subsequent sale of the parcels to qualified low-income homebuyers.

Adopted by the Housing Authority 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.


Chair Heather Fargo

Attest:


Shirley Concolino, Secretary