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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

By the City Council
Office of the City Clerk

May 4, 1981

FILED
SACRAMENTO REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Date 5/19/81
Cont 20
5-26-81

Honorable Members in Session:

MAY 19 1981

SUBJECT: Appraisal and Hearing for proposed Acquisition of 24 Parcels
of Real Property at Broadway and Sacramento Boulevard

SUMMARY

The attached resolution authorizes the appraisal of 24 parcels of real property at the southeast corner of Broadway and Sacramento Boulevard and the setting of public hearing for proposed acquisition.

BACKGROUND

The Redevelopment Plan for Oak Park identified this area for commercial uses. A consultant study completed by Real Estate Research Corporation comparing this site to the 35th Street area concluded this site to be superior and suitable for the new shopping area for Oak Park. The property has about 800 feet of frontage on Broadway and is approximately 4.8 acres. It is generally the north half of the blocks bounded by Broadway, 7th Avenue, Sacramento Boulevard and La Solidar, as shown on the attached plat. (See Exhibit I).

Resolution No. 81-001 adopted on January 20, 1981 by Redevelopment Agency of the City of Sacramento authorized the use of \$460,000 in Oak Park Tax Increment funds for this project. Fiscal year 1981-82 Community Development Block Grant funds of \$220,000 will also be available after July 1, 1981 for a total funding of \$680,000. As of this date, only \$270,000, from tax increment sources, is available. The balance will be available after July 1, 1981.

Of the 24 parcels involved in the project, six are of a commercial use, eight are single family dwellings, and the remaining ten are vacant lots. The Agency relocation staff has made a general survey of the project area and has issued the assurance that comparable replacement dwellings would be available for all displaced individuals and families.

A portion of the funds, needed for acquisition are available now and in order to proceed with this project in a responsible manner the staff schedule (see attached) calls for appraisals to start in mid April, and for acquisition if approved, to start in August. It is estimated that if acquisition is later approved, the Agency would be able to obtain possession by May of 1982.

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FINANCIAL DATA

A total of \$680,000 has been previously authorized for this project. This is composed of \$460,000 from Oak Park Tax Increment Funds and \$220,000 from Fiscal Year 1981-82 Community Development Block Grant Funds. Now \$270,000 from the tax increment fund is available and will be used for acquisition appraisals and partial acquisition. The remaining acquisition will be staged to correspond with the availability of CDBG and future Oak Park tax increment funds.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of May 4, 1981 the Sacramento Housing and Redevelopment Commission adopted a motion recommending the appraisal of 24 parcels in Oak Park. The votes were recorded as follows:

- AYES: Coleman, Fisher, Knepprath, Luevano, A. Miller, Serna, Teramoto, B. Miller
- NOES: None
- ABSENT: Walton

RECOMMENDATION

The staff recommends adoption of the attached resolution authorizing the appraisal of the 24 parcels and later setting a hearing to consider acquisition.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe for:
WALTER J. SLIPE
City Manager

Contact Person: Leo T. Goto

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RESOLUTION NO. RA - _____

Adopted by the Redevelopment Agency of the City of Sacramento

May 19, 1981

AUTHORIZATION TO APPRAISE AND SET HEARING FOR PROPOSED ACQUISITION OF 24 PARCELS OF REAL PROPERTY AT BROADWAY AND SACRAMENTO BOULEVARD

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

Section 1. The Interim Executive Director is authorized to execute contracts to appraise the following properties located at the intersection of Broadway and Sacramento Boulevard in the Oak Park Redevelopment Area:

<u>Address</u>	<u>Assessor's Parcel No.</u>
3820 Broadway	14-171-01
3024 39th Street	14-171-05
3034 39th Street	14-171-06
3046 39th Street	14-171-07
3000 Block Sacramento Blvd.	14-171-17
3000 Block Sacramento Blvd.	14-171-18
3000 Block Sacramento Blvd.	14-171-19
3000 Block Sacramento Blvd.	14-171-20
3880 Broadway	14-171-21
3900 Broadway	14-172-01
3900 Block Broadway	14-172-02
3908 Broadway	14-172-03
3916 Broadway	14-172-04
3900 Block Broadway	14-172-05
3000 Block La Solidar Way	14-172-07
3036 La Solidar Way	14-172-08
Rear 3045 39th Street	14-172-20
3045 39th Street	14-172-21
3035 39th Street	14-172-22
3000 Block 39th Street	14-172-23
3000 Block 39th Street	14-172-24
3000 Block 39th Street	14-172-25
3930 Broadway	14-172-28
3922 Broadway	14-172-29

Section 2. Funds previously authorized and set aside from Oak Park Tax Increment Funds (\$460,000) and from Community Development Block Grant Funds (\$220,000) may be used for potential costs of appraisal, acquisition, condemnation, relocation, demolition and administrative expenses for said properties, provided that no part of said funds shall be used for property acquisition or condemnation unless a hearing has first been held and a resolution of necessity to acquire said properties has first been approved.

Section 3. After the appraisals have been completed, the Interim Executive Director shall set a time and date for a public hearing to consider the necessity for acquisition of the said parcels of real property.

CHAIRMAN

ATTEST:

SECRETARY

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 COMMUNITY DEVELOPMENT DEPARTMENT
 WORK ASSIGNMENT/PROGRAM REPORT

Division Technical Services

Legislative Approvals and Dates:

1. _____
2. _____
3. _____

Project Type

- | | |
|--|---|
| <input checked="" type="checkbox"/> City | <input checked="" type="checkbox"/> Redevelopment |
| <input type="checkbox"/> County | <input type="checkbox"/> Housing |
| | <input type="checkbox"/> Grant |
| | <input type="checkbox"/> Technical |

Project Shopping Center, Broadway/Sacramento Blvd.

Responsible staff _____

Supervisor _____

Updated 6 April 1981
 Day Month Year

Legend

- * Critical milestone (identify)
- △ Date project updated
- ▲ Current progress of project

Project Budget	Construction Bid Amount	Expenditures to date	Funding Source
\$ 680,000	\$ _____	\$ _____	\$460,000 tax increment \$ 220,000 CDBG

Major Steps	1980			1981												1982										
	Month	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	
General relocation Survey																										
PD/OS Committee April 14																										
SHRA Commission April 20																										
City Council April 28, Resol. to appraise & set hearing																										
Issue preliminary acquisition notice																										
Obtain title data and start appraisals																										
Interview displaced persons																										
Receive and review appraisals																										
PD/OS Committee July 28																										
SHRA Commission August 3																										
City Council August 11, Resol. of Nec. Resol. of Just Comp.																										
Start acquisition August 17																										
Close escrows. Start condemnation																										
Complete the relocation.																										