

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 09/07/99
AGENDA ITEM 2
WORK SESSION ITEM _____

TO: Redevelopment Agency Board
FROM: Director of Community & Economic Development
SUBJECT: Authorization to Acquire Properties at 776 D Street and 765 C Street in the Downtown Redevelopment Project

RECOMMENDATION:

It is recommended that the Redevelopment Agency Board adopt the attached resolution, authorizing acquisition of two vacant lots located on Redevelopment Site 4, and appropriating approximately \$240,000 from the Low- and Moderate-Income Housing Fund for this purpose. The two lots, located at 776 D Street and 765 C Street, are currently under contract for voluntary sale to the Redevelopment Agency.

BACKGROUND:

In April 1987, the first amendment to the Downtown Hayward Redevelopment Project Plan was adopted. The amendment added all or part of four blocks of property south and west of the Hayward Library, including portions of the block bounded by Watkins, Atherton, C and D streets that were not included in the original 1975 Redevelopment Plan area. In 1990, the Redevelopment Agency Board designated this block, due west of the Hayward Library, as Redevelopment Site 4. Subsequently, the Redevelopment Agency entered into voluntary purchase-and-sale agreements that resulted in the Agency taking title to three parcels of land on this block, which has a total of eighteen parcels.

Recently, the Agency's Executive Director entered into an agreement to acquire a vacant parcel located at 776 D Street, at the northeast corner of Atherton and D streets. The transaction is due to close escrow on September 9, 1999, subject to authorization by the Redevelopment Board. The parcel is approximately 11,000 square feet in size. The contract price is \$147,500 to the sellers and approximately \$1,000 in additional escrow and title fees. A phase I environmental assessment has been completed. It revealed no unusual circumstances concerning previous uses that raise concerns about the presence of toxic substances.

The Agency is under contract to acquire a second, vacant parcel of approximately 6,750 square feet in size. It is located at 765 C Street, at the southeast corner of Atherton and C streets, and is comprised of two parcels. A phase I environmental assessment was also completed for this

parcel. The nine owners of this parcel have executed the contract. The sellers are to receive \$90,000, and escrow and title fees are estimated to be approximately \$1,000.

Staff recommends that the Agency Board adopt the attached resolution authorizing acquisition of the 776 D Street and 765 C Street vacant parcels, and appropriating approximately \$240,000 from the Low- and Moderate-Income Housing Fund to pay for purchase and escrow costs. The FY 1999-2000 budget listed the voluntary acquisition of Site 4 properties as a Redevelopment Agency goal, and more than \$2.2 million is available in the Fund for acquisitions. In the event that Site 4 is not used for the development of affordable housing, the Low- and Moderate-income Housing Fund will be repaid.

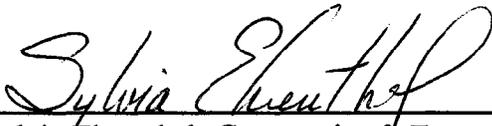
After close of escrow on the three parcels described above, twelve parcels will remain to be acquired to complete the assembly of Site 4. Of the twelve parcels, 9 are residential; one is commercial; one is mixed commercial/residential; and one parcel is used for auto-maintenance.

Prepared by:



Gregory I. Ptucha, Redevelopment Project Manager

Recommended by:



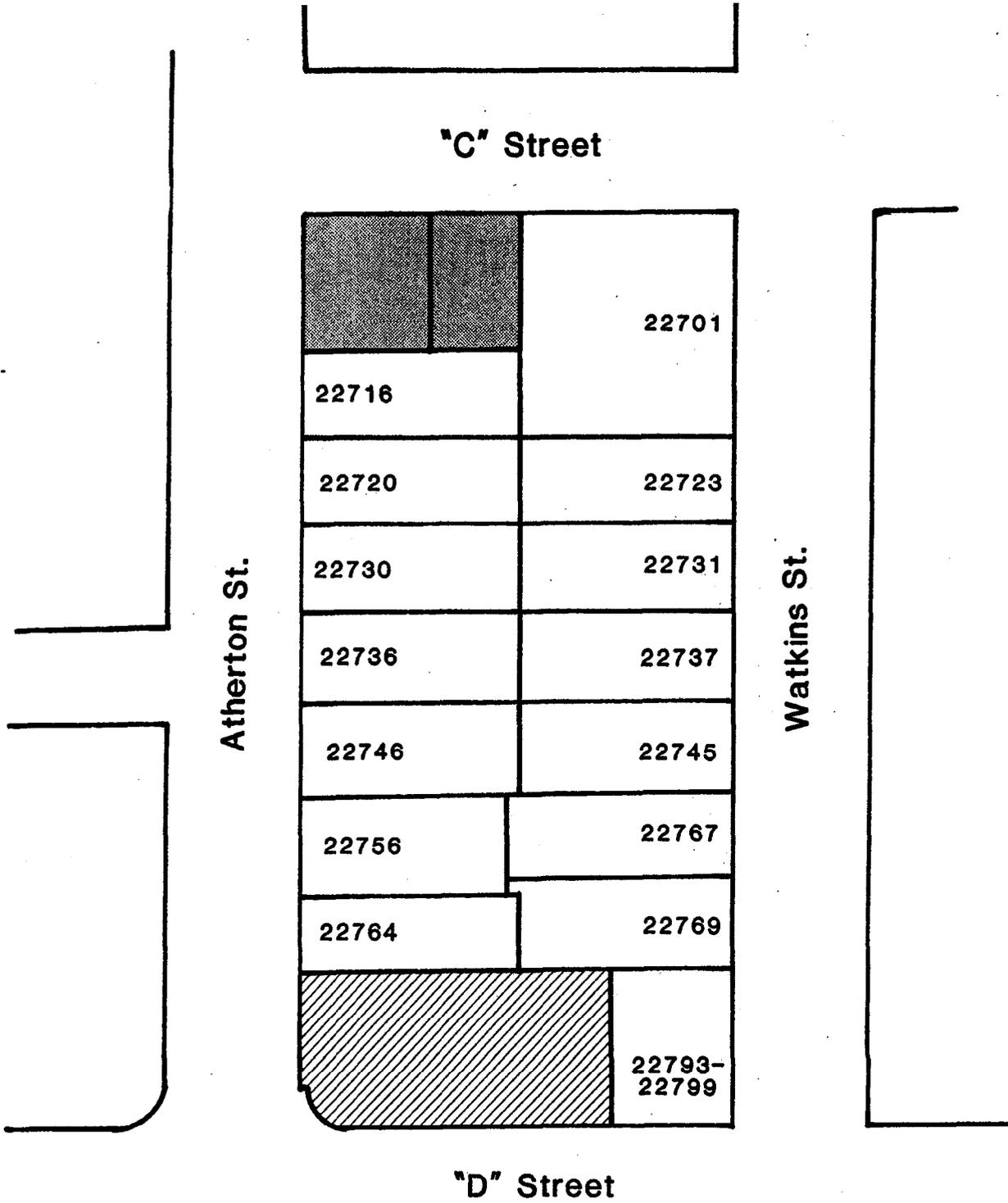
Sylvia Ehrental, Community & Economic Development Director

Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A - (Site 4 plan)



SITE 4
(TOTAL PARCELS - 18)

PARCELS TO BE ACQUIRED:

- 765 "C" Street (2 Tax Parcels)
- 776 "D" Street

DRAFT

Om 8-2-95

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-99-___

Introduced by Agency Member _____

RESOLUTION AUTHORIZING THE ACQUISITION OF
CERTAIN PROPERTIES LOCATED ON REDEVELOPMENT
SITE 4 AT 765 "C" STREET AND 756 "D" STREET

WHEREAS, the City Council, in its role as the Redevelopment Agency Board ("Redevelopment Agency"), amended the Downtown Hayward Redevelopment Plan ("Redevelopment Plan") in 1987 to add the four block area known as Expansion Area No. 1 to the Downtown Hayward Redevelopment Project, together with a policy indicating that the eminent domain shall not be available to acquire any residential property in Expansion Area No. 1, as long as such property continues to be owned and occupied by the property owner of record as of March 28, 1987; and

WHEREAS, the Redevelopment Agency subsequently designated a portion of Expansion Area No. 1, specifically the block bounded by Watkins, Atherton, "C" and "D" Streets, as Site 4 ("Site 4") in 1990; and

WHEREAS, the Redevelopment Agency has been asked to ratify the proposed purchase of the Site 4 properties located at 756 "D" Street and 765 "C" Street; and

WHEREAS, the property located at 756 "D" Street consists of a vacant parcel containing approximately 11,000 square feet, located at the northeast corner of Atherton and "D" Streets, and the property located at 765 "C" Street consists of a vacant parcel containing approximately 6,750 square feet, located at the southeast corner of Atherton and "C" Streets; and

WHEREAS, the Redevelopment Agency duly considered the Executive Director's recommendation and report on this matter at a public meeting held on September 7, 1999 meeting;

NOW THEREFORE BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that it hereby ratifies the purchase agreements on file with the City Clerk, which provide for the acquisition of the properties located at 756 "D" Street and 765 "C"

Street, authorizes the use of funds from the Low and Moderate Income Housing Fund for such acquisitions and further authorizes the Executive Director to take all further actions necessary to complete the acquisition of such properties for the Redevelopment Agency.

HAYWARD, CALIFORNIA _____, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel