



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 02/19/02

AGENDA ITEM 8

WORK SESSION ITEM _____

TO: Redevelopment Agency Board Members
FROM: Director of Community and Economic Development
SUBJECT: Authorization to Acquire 229 C Street

RECOMMENDATION:

It is recommended that the Redevelopment Agency Board adopt the attached resolution authorizing acquisition of 229 C Street, and appropriating \$290,000 for this purpose.

BACKGROUND:

In 2001, the owners of the single-family home at 229 C Street approached the Redevelopment Agency with an offer to sell. While staff did not anticipate any property acquisitions for the Cannery Area project during this fiscal year, this voluntary sale affords the Agency the opportunity to begin assembling property in the project area.

The owners are in possession of an appraisal that valued their home at \$285,000. Upon review, staff recommends that this appraisal be used to establish the Agency's purchase price.

The property, as shown on Attachment A, is approximately 10,200 square feet in size and has been improved with a single-family home and detached garage. The 3-bedroom/1-bath home was constructed in 1915. Some deferred maintenance can be observed from the exterior but the purchase agreement is subject to a full inspection by the Agency.

Because this is a voluntary sale of property that was initiated by the owners prior to the Agency entering into any agreement for redevelopment of the property, the sellers are not eligible for relocation benefits.

The FY 2001-2002 budget did not include the acquisition of any property in the Burbank neighborhood as a Redevelopment Agency goal. Therefore the staff also recommends appropriating \$290,000 to acquire the property, including closing costs.

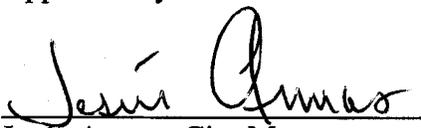
Prepared by:


for Maret Bartlett, Redevelopment Director

Recommended by:


Sylvia Ehrenthal, Director of Community and
Economic Development

Approved by:


Jesús Armas, City Manager

Attachments: Exhibit A - Site Map
Resolution

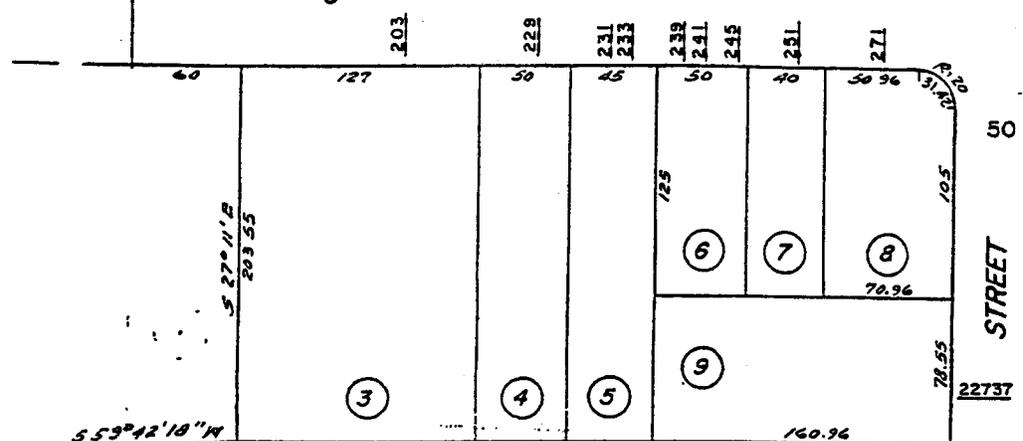
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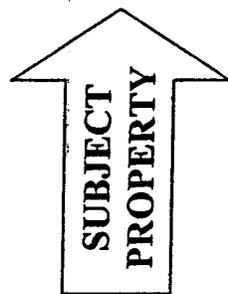
" C "

86

80



REF: REC.



(10-5)

(8.26 Ac.±)
(9.47 Ac.±)

SEE BLK. 60 FOR REMAINING PORTION

553°42'18"W 89.07 N 62°49'E (112.96) 382.96 160.96

S 25°38'40"E 318.31

S 47°46'19"W 18.31

S 81°27'5"

96.765

878.42

N 27°11'W

ERT

30' PVT. RD.

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-02__

Introduced by Agency Member_____

RESOLUTION AUTHORIZING THE ACQUISITION OF 229
C STREET AND ALLOCATING FUNDS TO PURCHASE
THE PROPERTY



WHEREAS, the Redevelopment Agency was approached by the owners of 229 C Street in December 2001, with an offer to sell the property to the Redevelopment Agency for an appraised value of \$285,000 plus closing costs; and

WHEREAS, the property is approximately 10,200 square feet and has been improved with a 3-bedroom/1-bath single-family home and detached garage; and

WHEREAS, the acquisition was not included in the 2001-02 budget and therefore staff recommends the allocation of \$290,000 for purchase of the property.

NOW THEREFORE BE IT RESOLVED that the Agency Board of the Redevelopment Agency of the City of Hayward hereby authorizes the acquisition of 229 C Street and rent it back to the current residents on a month to month basis.

BE IT FURTHER RESOLVED that the Agency Board is hereby authorized and directed to allocate \$290,000 from Fund 451 to pay for the property, escrow and tile fees.

HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

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

APPROVED AS TO FORM:

General Counsel