

[INCLUDING EXHIBITS A AND B]

FILED
OFFICE OF THE CITY CLERK
OAKLAND
INTRODUCED BY COUNCIL MEMBER

APPROVED AS TO FORM AND LEGALITY

Kathleen Helen Boyd
DEPUTY CITY ATTORNEY

2012 SEP 13 PM 2:34

OAKLAND CITY COUNCIL

RESOLUTION No. 84057 C.M.S.

A RESOLUTION APPROVING THE POTENTIAL REMOVAL OF LIENS ON 75 PROPERTIES TO FACILITATE THE SALE OF THESE PROPERTIES IN THE ALAMEDA COUNTY AUCTION PROGRAM

WHEREAS, abandoned and blighted properties throughout the City of Oakland create severe health hazards in neighborhoods, including explosions of vector populations, accumulations and dispersals of pollutants and target-organ toxins, and degradation of air quality, and that adversely impact the quality of life in neighborhoods and deny residents their enjoyment of life; and

WHEREAS, abandoned and blighted properties throughout the City also have been and continue to be significant and unnecessary attractors for trespassers and transient occupants that foster and enable criminal activities, including theft, vandalism, prostitution, and the sale and use of narcotics and other controlled substances; and

WHEREAS, abandoned and blighted properties throughout the City also have been and continue to be a significant and unnecessary discourager to economic development and contributor to the decline of property values in neighborhoods; and

WHEREAS, the City has expended and continues to expend vast and unnecessary amounts of limited resources and scarce funds investigating abandoned and blighted properties, mitigating the detrimental effects of neglected maintenance, curtailing associated criminal activity, and monitoring the recurrence of nuisance activities; and

WHEREAS, a critical and immediate need therefore exists to safeguard life and limb, health, property, and public welfare and to reduce the substantial and unnecessary economic toll on the business community and the citizens of Oakland resulting from the effects of abandoned and blighted properties; and

WHEREAS, the City and Alameda County Treasurer's office have developed a special partnership program to transform 75 abandoned and blighted properties that did not sell in prior

County auctions because the amounts of City and County liens burdening them approach or exceed market value discouraging investment in and rehabilitation of these properties. Many of these properties were offered in multiple auctions without any purchase; and

WHEREAS, specific information about the 75 properties for the pilot auction program is attached as Exhibit A; and

WHEREAS, these targeted properties have outstanding liens, collection of which is extremely doubtful given City and County past attempts at recovery, amounting to approximately \$5.9 million , within the Development Services Fund (2415), Multipurpose Reserve Fund (1750), and the General Purpose Fund (1010); and

WHEREAS, many of these properties have liens on them that are over ten (10) years old; and

WHEREAS, the associated accounting allowance for doubtful collection of outstanding liens for all code enforcement properties more than covers the outstanding liens on the targeted properties; and

WHEREAS, it is estimated the auction would result in an annual cost savings of \$225,000 in clean-up costs for these properties, as well as recover approximately \$50,000 in real estate transfer taxes; and

WHEREAS, the City will recover additional funds at auction, through distribution from the taxes and penalties recovered that are specific to each property. A sample distribution is attached as Exhibit B; and

WHEREAS, the removal of the City's liens on the targeted properties may be required in order to facilitate the purchase by new owners through the County auction program. The County will set a minimum offer price of \$45,000 per property or based upon the County property taxes owed, whichever is the higher amount. The \$45,000 price is based upon County analysis of prior auctions of a viable minimum offer price in the previous five (5) years; now therefore be it

RESOLVED, that the Council approves the removal of City liens from the 75 properties identified in Exhibit A, should the property be sold at auction, for purposes of facilitating the purchase and active reuse of these properties in the County auction program; and

FURTHER RESOLVED, that City proceeds from the County auction program would be allocated towards repayment of the Development Services Fund 2415 negative fund balance.

IN COUNCIL, OAKLAND, CALIFORNIA, OCT 02 2012, 2012

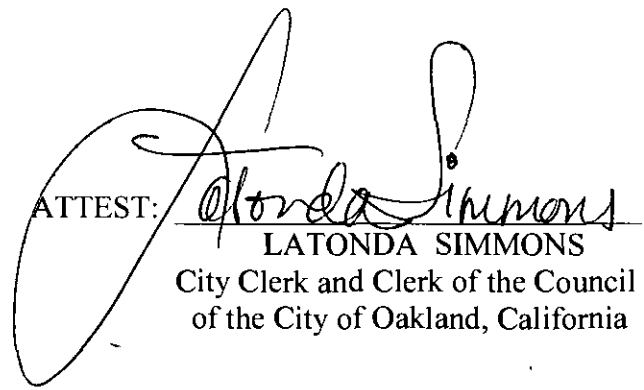
PASSED BY THE FOLLOWING VOTE:

AYES - BRUNNER, BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL,
SCHAAF AND PRESIDENT REID - 7

NOES - ~~0~~

ABSENT - ~~0~~

ABSTENTION - Brunner - 1

ATTEST: 
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

DATE OF ATTESTATION: _____

EXHIBIT A

PARCEL	ADD	STREET	L/I	ASSESSED OWNER	PTS REC.	AUC. OFFERED	DEF. YR	BASE TAX	CO. FEES/ INTEREST	ST. FEE	B&A FEES	CITY FEES & INTEREST	TAXES 3/31/3*	ADJUSTED M/B	ORIG. LIENS
2-61-61	324	10TH ST #204	I	ADEPT PROPERTIES LLC	1996	1997 - 2009	1990	\$17,131.32	\$38,455.41	\$1.50	\$240.00	\$41,406.78	\$97,235.01	\$45,000	\$14,919.00
3-13-12	834	ATHENS AVE	L	OAKLEY VERNON	1997	1998 - 2009	1991	\$66,179.78	\$96,530.64	\$1.50	\$240.00	\$182,051.10	\$345,000.02	\$67,000	\$48,250.66**
3-17-19	673	ATHENS AVE	L	SAVAGE OCTAVIA	2009	2012	2003	\$9,043.44	\$9,698.36	\$1.50	\$130.00	\$84,788.16	\$103,661.47	\$45,000	\$51,761.55**
3-31-13	878	20TH ST	L	ROBINSON BEN	2011	2012	2004	\$14,189.60	\$14,784.72	\$1.50	\$130.00	\$96,294.04	\$125,399.86	\$45,000	\$51,075.98
4-61-10	1424	12TH ST	L	BAGGETT WILFRED E	1998	1999 - 2009	1992	\$8,713.26	\$24,142.27	\$1.50	\$240.00	\$181,274.95	\$214,371.98	\$45,000	\$59,276.78
4-75-22	1468	3RD ST	L	ABEL & ABEL S GAY JESSIE L	1992	1993 - 2009	1987	\$15,502.27	\$46,716.00	\$1.50	\$240.00	\$228,114.76	\$290,574.53	\$45,000	\$54,682.96**
4-81-10	1468	8TH ST	L	WILSON DENAE PATRICE	1991	1992 - 2009	1985	\$12,215.08	\$24,440.86	\$1.50	\$240.00	\$155,626.36	\$192,423.80	\$45,000	\$39,038.74
4-93-24	1556	8TH ST	L	LONG MARGARET W	1991	1992 - 2009	1986	\$17,639.46	\$40,297.07	\$1.50	\$240.00	\$90,738.28	\$148,916.31	\$45,000	\$28,065.70
4-93-27	1562	8TH ST	L	DASM INC	1999	2000 - 2009	1993	\$9,622.42	\$24,414.49	\$1.50	\$240.00	\$190,495.41	\$224,773.82	\$45,000	\$80,623.02**
5-429-5	1021	24TH ST	L	LEMONS MACK & P D & CLARA & W & VELMA B MARY	1996	1997 - 2009	1990	\$13,723.40	\$108,056.24	\$1.50	\$240.00	\$115,143.48	\$237,164.62	\$45,000	\$63,335.24**
5-434-24	1034	24TH ST	L	SIEGEL HERBERT	1999	2000 - 2009	1993	\$17,295.78	\$43,370.93	\$1.50	\$240.00	\$190,283.16	\$251,191.37	\$45,000	\$67,649.84
5-435-13	1076	24TH ST	L	WALKER LILLIE P	1988	1989 - 2009	1983	\$16,453.44	\$52,657.41	\$1.50	\$240.00	\$201,421.76	\$270,784.11	\$45,000	\$80,458.68**
5-452-10-2		MARKET ST	L	MACEDO HILTON & COLEMAN NATASHA	2006	2007 - 2009	2001	\$10,849.28	\$16,488.09	\$1.50	\$240.00	\$116,487.35	\$146,066.22	\$45,000	\$61,011.46**
5-453-4	2941	MYRTLE ST	L	DOBARD RAYMOND TR	1999	2000 - 2009	1993	\$16,148.53	\$46,096.79	\$1.50	\$240.00	\$282,926.61	\$345,415.43	\$45,000	\$90,552.34
5-465-3	1071	32ND ST	L	OAKLAND COMMUNITY HOUSING INC	2000	2001	1994	\$15,901.18	\$14,840.34	\$1.50	\$130.00	\$99,723.41	\$130,596.43	\$45,000	\$51,013.47**
5-471-1-1	3346	CHESTNUT ST	L	WILLIAMS YOLANDA M & LEONARD	2000	2001 - 2009	1994	\$27,653.86	\$48,549.79	\$1.50	\$240.00	\$286,670.34	\$363,115.49	\$45,000	\$102,477.68**
5-478-7	3425	CHESTNUT ST	I	PAUL PAMELA S & SURVINE JOHNSON PAMELA	2009	2010-2011	2003	\$28,211.16	\$30,154.98	\$1.50	\$130.00	\$177,589.10	\$236,086.74	\$45,000	\$119,044.76**
6-13-42	1003	CAMPBELL ST	L	JACKSON JAMES & BRIAN & POWELL ROLAND	1995	1996 - 2009	1989	\$35,423.38	\$97,792.06	\$1.50	\$240.00	\$237,176.36	\$370,633.30	\$45,000	\$78,638.98**
6-13-51	1020	WILLOW ST	I	SCHOENBORN RITA	1999	2011	1992	\$11,030.94	\$29,079.68	\$1.50	\$135.00	\$52,765.89	\$93,063.01	\$45,000	\$18,698.08**
6-21-33	1731	CHASE ST	L	DASM INC	1999	2000 - 2009	1993	\$13,870.48	\$36,428.03	\$1.50	\$240.00	\$237,654.88	\$288,194.89	\$45,000	\$90,313.06**
6-23-15	925	WILLOW ST	L	LEE KEVIN K	1997	1998 - 2009	1991	\$17,584.38	\$45,843.13	\$1.50	\$240.00	\$130,465.45	\$194,134.46	\$45,000	\$46,254.26**
6-23-20	905	WILLOW ST	L	HENDERSON THELMA L	1995	1996 - 2009	1969	\$16,588.61	\$51,858.96	\$1.50	\$240.00	\$242,109.37	\$310,798.44	\$45,000	\$91,963.74**
6-27-2	1745	14TH ST	L	JONES PEGGY D	1995	1996 - 2009	1989	\$9,472.60	\$30,073.90	\$1.50	\$240.00	\$338,456.92	\$378,245.00	\$45,000	\$103,114.72**
7-S94-9	1616	15TH ST	L	MITCHELL SCOTT B HALEMITCHELL PAMELA	2002	2003 - 2009	1997	\$12,372.20	\$29,744.23	\$1.50	\$240.00	\$226,537.03	\$268,894.96	\$45,000	\$70,466.44
7-595-19-1	1450	32NO ST	I	PALMER PAUL	2009	2011	2003	\$29,922.20	\$52,069.17	\$1.50	\$185.00	\$439,438.61	\$521,616.48	\$45,000	\$236,394.18
9-692-5	804	27TH ST	L	NARCISSE B R & HARY ANORE	1998	1999 - 2009	1990	\$26,225.46	\$48,916.22	\$1.50	\$240.00	\$354,635.08	\$430,018.26	\$45,000	\$143,425.43**
9-695-6	2821	MLK JR WAY	I	GENESIS PROJECT FOUNDATION	1996	1997 - 2009	1990	\$213,429.19	\$466,398.63	\$1.50	\$240.00	\$1,160,864.59	\$1,840,933.91	\$213,500	\$394,381.32**
9-710-2	3041	WEST ST	L	UNIFIED PROJECTS INC	1995	1997 - 2009	1990	\$30,894.66	\$80,352.03	\$1.50	\$240.00	\$97,575.53	\$209,063.72	\$45,000	\$28,817.76**
12-965-21-1	3700	WEST ST	L	MALCOLM JOHN	1996	1997 - 2009	1990	\$31,095.76	\$93,291.94	\$1.50	\$240.00	\$416,178.79	\$540,807.99	\$45,000	\$147,123.32**
15-1306-22-1	1077	57TH ST	L	PAPAJA FRANCESCO J	2005	2006 - 2009	2000	\$11,729.91	\$19,159.03	\$1.50	\$240.00	\$161,595.13	\$192,725.57	\$45,000	\$54,466.78
20-164-8	1839	FOOTHILL BL	I	WRIGHT MARY L HEIRS OF EST	2007	2008 - 2009	2002	\$18,169.96	\$24,698.99	\$1.50	\$240.00	\$110,755.29	\$153,875.74	\$45,000	\$52,694.10
20-165-2	1715	FOOTHILL SL	L	GREGORY JOHN A & JULIA	2011	2012	2005	\$9,518.38	\$11,592.83	\$1.50	\$130.00	\$55,634.04	\$76,876.75	\$45,000	\$35,088.16**
21-293-4	2117	25TH AVE	I	25TH AVENUE LOFTS LP	2010	2011	2004	\$25,339.66	\$24,866.55	\$1.50	\$185.00	\$48,823.78	\$99,216.49	\$45,000	\$32,436.36
26-751-4	2773	E 23RD ST	I	ABIOYE MOSES R	2010	2011	2004	\$48,584.81	\$43,415.63	\$1.50	\$185.00	\$75,404.20	\$167,591.14	\$49,000	\$47,952.76**
26-757-24	2210	23RD AVENUE	L	OCHI				\$13,304.42	\$27,552.97	\$1.50	\$130.00	\$110,593.01	\$151,581.90	\$45,000	\$54,843.22
26-765-6	2547	E 27TH ST	L	TOMORROW DEVELOPMENT CO INC	2007	2008 - 2009	2002	\$15,263.92	\$21,016.56	\$1.50	\$240.00	\$122,882.47	\$159,404.45	\$45,000	\$51,659.56**
32-2111-28	3558	GRAY ST	L	CRAWFORD HOWARD	2001	2009	1995	\$9,773.82	\$22,378.79	\$1.50	\$185.00	\$150,939.05	\$183,278.16	\$45,000	\$78,666.62**
33-2138-40	1601	30TH AVE	I	FRUITVALE LAND TRUST	1997	2009	1990	\$16,882.79	\$32,226.26	\$1.50	\$185.00	\$77,169.28	\$126,464.83	\$45,000	\$46,830.18**
38-2420-5-2	5154	YGNACIO AVENUE	L	OCHI				\$13,955.08	\$14,313.27	\$1.50	\$130.00	\$67,013.63	\$95,443.48	\$45,000	\$33,339.60
38-3199-3	6211	FOOTHILL BL	I	RICHARSON URSULA & MELBA				\$9,301.66	\$9,232.21	\$1.50	\$130.00	\$45,963.02	\$64,628.39	\$45,000	\$25,602.60
38-3215-25	1725	62ND AVE	L	HILL BAILEY & PAULA	1993	1994 - 2009	1933	\$17,954.02	\$49,050.85	\$1.50	\$240.00	\$291,689.90	\$359,136.27	\$45,000	\$110,087.84**
39-3251-22	1701	CHURCH ST	L	SELLUCK BRENT L & JANET M	2004	2005 - 2009	1999	\$4,675.67	\$11,801.57	\$1.50	\$240.00	\$121,827.23	\$138,545.97	\$45,000	\$47,477.60**
40-3396-4	7521	MACARTHUR BL	I	HUGHES FRANK	2010	2011	2004	\$9,140.00	\$7,784.83	\$1.50	\$185.00	\$40,035.81	\$57,147.14	\$45,000	\$20,470.94
40-3396-5	7525	MACARTHUR BL	L	LEE WALLACE	1990	1991 - 2009	1985	\$27,578.75	\$89,920.20	\$1.50	\$240.00	\$172,207.84	\$289,948.29	\$45,000	\$60,146.56**
40-3396-6	7533	MACARTHUR BL	L	VILLEGAS ROSEMARY ETAL	2005	2006 - 2009	2000	\$11,146.04	\$20,412.99	\$1.50	\$240.00	\$188,550.04	\$220,350.57	\$45,000	\$79,570.44**
40-3407-1	7951	MACARTHUR BL	L	IRVINE ELAINE	2002	2003 - 2009	1997	\$13,363.74	\$14,091.89	\$1.50	\$240.00	\$298,402.85	\$326,099.98	\$45,000	\$120,128.14**
40-3407-2	7963	MACARTHUR BL	L	OLIVER LARDELL	1999	2000 - 2009	1993	\$22,413.96	\$52,469.37	\$1.50	\$240.00	\$299,435.82	\$374,560.65	\$45,000	\$121,588.78**
40A-3419-27	73RD AVE	L	PASERO MARLENE	1992	1993 - 2009	1987	\$9,224.70	\$22,684.03	\$1.50	\$240.00	\$44,627.17	\$76,777.40	\$45,000	\$15,374.46	
41-3893-64	1180	60TH AVE	L	CENTRAL EAST OAKLAND LAND TRUST	1997	2009	1990	\$7,846.40	\$11,178.61	\$1.50	\$165.00	\$34,773.63	\$53,985.14	\$45,000	\$21,919.14**
41-4129-44	1238	72ND AVE	L	PERSON AMY	2007	2009	2001	\$5,345.84	\$52,732.05	\$1.50	\$165.00	\$60,067.92	\$118,332.31	\$45,000	\$42,573.00**
41-4133-21	1190	70TH AVE	I	BANKS MARY B HEIR OF EST	2006	2009	2000	\$29,600.62	\$24,251.50	\$1.50	\$185.00	\$108,182.22	\$162,220.84	\$45,000	\$57,645.28**
41-4133-34	7014	HAMILTON ST	I	OCHI				\$21,429.59	\$19,423.34	\$1.50	\$130.00	\$187,314.85	\$228,299.29	\$45,000	\$82,051.32
41-4135-4-3		72ND AVE	L	OCHI				\$10,849.54	\$18,873.54	\$1.50	\$130.00	\$56,937.16	\$86,791.74	\$45,000	\$23,804.48
41-4146-30	1090	71ST AVE	L	CATER MCKAY D	2008	2009	2002	\$3,601.78	\$8,343.92	\$1.50	\$185.00	\$100,624.07	\$112,956.27	\$45,000	\$49,676.04**
41-4148-19	1027	70TH AVE	L	DOUSTANI HOSSEIN & DOUSTANY MARINE	2001	2002 - 2009	1996	\$9,197.56	\$36,631.13	\$1.50	\$240.00	\$260,561.91	\$306,632.10	\$45,000	\$102,300.32**
41-4148-59	1020	70TH AVE	L	CANDELITE PROPERTIES INC	1992	1993 - 2009	1987	\$13,907.92	\$35,263.92	\$1.50	\$240.00	\$149,290.09	\$198,703.43	\$45,000	\$70,978.84**
41-4198-50	1266	79TH AVE	L	ELMHURST LAND TRUST	1997	2009	1990	\$8,395.36	\$5,044.47	\$1.50	\$185.00	\$94,532.12	\$108,158.95	\$45,000	\$49,555.24**
42-4256-14	1201	84TH AVE	I	FARIA RAYMOND P B WATSON LUELLA E	2001	2002 - 2009	1996	\$14,900.00	\$4,941.55	\$1.50	\$240.00	\$57,855.03	\$77,938.08	\$45,000	\$23,282.25**
42-4266-2	8517	O ST	I	BLACK BEVERLY J ETAL	2011	2012	2005	\$29,688.46	\$20,861.27	\$1.50	\$130.00	\$8,532.61	\$58,413.64	\$45,000	\$4,597.94**
42-4267-28	1063	8TH AVE	L	LEWIS VALERIE B BERGSTROM VERA R ETAL	1996	199									

PARCEL	ADD	STREET	L/I	ASSESSED OWNER	PTS REC.	AUC. OFFERED	DEF. YR	BASE TAX	CO. FEES/ INTEREST	ST. FEE	B&A FEES	CITY FEES & INTEREST	TAXES 3/31/13*	ADJUSTED M/B	ORIG. LIENS
44-4952-3	9109	INTERNATIONAL BL	L	WADO ISAO	2009	2010	2003	\$8,011.04	\$17,844.95	\$1.50	\$185.00	\$150,856.57	\$176,898.66	\$45,000	\$92,455.14**
44-4954-16	9114	B ST	L	BUTLER LARRY D & DANIEL A & CHISHOLM JAMES S	1997	1998 - 2009	1991	\$13,174.07	\$33,602.92	\$1.50	\$240.00	\$176,648.27	\$323,666.76	\$45,000	\$64,399.40**
44-5009-8	9630	WALTER AVE	L	WILLIAMS LEONARD & RALLS WILUE M	1998	1999 - 2009	1992	\$33,117.26	\$86,284.49	\$1.50	\$240.00	\$299,375.74	\$419,016.99	\$45,000	\$118,276.72**
45-5233-13	10306	PIPPIN ST	1	LANDER MARK A & WESSEL CODY K	2010	2011	2004	\$10,599.04	\$12,853.52	\$1.50	\$185.00	\$57,609.15	\$81,248.24	\$45,000	\$34,044.54
45-5254-9	10545	PIPPIN ST	L	WILLIAMS STEPHEN A	2000	2001 - 2009	1995	\$17,130.36	\$36,807.40	\$1.50	\$185.00	\$237,800.42	\$291,924.68	\$45,000	\$96,455.72**
45-5254-19	10628	PEARMAIN ST	L	STONEHURST LAND TRUST	1997	2009	1990	\$7,239.28	\$17,998.03	\$1.50	\$185.00	\$109,008.44	\$134,432.25	\$45,000	\$58,332.46**
45-5369-12-6	306	105TH AVE	1	BROCKMAN PHILLIP	2000	2001 - 3009	1995	\$23,203.46	\$40,873.60	\$1.50	\$240.00	\$108,941.19	\$173,259.75	\$45,000	\$34,359.80
45-5369-17	10575	TOPANGA DR	L	DAVENPORT GUS F & VALERIE	2001	2002 - 2009	1996	\$15,012.96	\$36,383.58	\$1.50	\$185.00	\$249,606.75	\$301,189.79	\$45,000	\$112,728.82**
45-5374-5	10937	ROBLEDO DR	1	DAVIS GUSSIE	2010	2011	2004	\$6,577.85	\$8,914.97	\$1.50	\$185.00	\$50,822.01	\$66,501.33	\$45,000	\$34,106.26
46-5421-13	1416	90TH AVE	1	NORTHOVER MICHAEL	1999	2000 - 2009	1988	\$27,641.86	\$71,684.94	\$1.50	\$240.00	\$225,277.44	\$324,845.74	\$45,000	\$65,324.62
48E-7347-19		BALBOA DR	L	CASTELLON JOSE A	2010	2011	2004	\$32,114.04	\$30,033.56	\$1.50	\$185.00	\$32,789.63	\$95,123.73	\$45,000	\$20,877.36
48E-7347-20		BALBOA DR	L	CASTELLON JOSE A	2010	2011	2004	\$35,457.10	\$32,567.40	\$1.50	\$185.00	\$25,704.91	\$93,925.91	\$45,000	\$15,609.54

TOTAL CITY LIEN PLUS INTEREST

\$12,760,400.59

TOTAL CITY LIEN: \$1,310,322.68

* THIS FIGURE IS AN ESTIMATE

** ADDED CODE ENFORCEMENTS 2011-2012

