

OFFICE OF THE CITY CLERK

2004 MAR 11 PM 12:38

APPROVED AS TO FORM AND LEGALITY:

[Signature]
Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

RESOLUTION AUTHORIZING THE SALE AT FAIR MARKET VALUE OF THE DUPLEX AT 1072 55TH STREET TO AN OWNER OCCUPANT

WHEREAS, the Redevelopment Agency of the City of Oakland is the owner of the parcel and improvements (the "Property") in the City of Oakland, Alameda County, State of California, commonly known as 1072 55th Street (APN 015-1308-009), and more particularly described in the attached Exhibit A; and

WHEREAS, the Redevelopment Agency, pursuant to Agency Resolution No. 2003-76, passed November 4, 2003, and City of Oakland Ordinance No. 12554 C.M.S., passed November 18, 2003, makes payments on a promissory note held by the City of Oakland and executed by the Agency for its purchase of the Property; and

WHEREAS, the Redevelopment Agency desires to sell the Property to a person or persons willing to occupy one unit of the duplex on the Property as their primary residence (the "Buyer"); and

WHEREAS, the Agency has held a public hearing on this sale to the Buyer, notice of which was given by publication at least once a week for two weeks in a newspaper of general circulation; and

WHEREAS, the Agency is the Lead Agency for this project for purposes of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

WHEREAS, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; now, therefore, be it

RESOLVED: That the Redevelopment Agency hereby authorizes the Agency Administrator or her designee to sell the Property to a Buyer, upon entry by the Buyer into an agreement to live in the Property as their primary residence throughout their term of ownership, and upon satisfaction of any other preconveyance conditions imposed by the Agency Administrator or her designee; and be it further

~~COMMUNITY & ECONOMIC
DEVELOPMENT CMTE~~

~~MAR 23 2004~~

10.21-1cc
CRA/COUNCIL

APR 06 2004

RESOLVED: That the Agency Administrator, or her designee, is hereby authorized to negotiate and execute a Purchase and Sale Agreement with the Buyer for the Property to govern its transfer, and to negotiate a purchase price for the Property, which shall not be less than its fair market value; and be it further

RESOLVED: That proceeds of the sale will be deposited into the Stanford-Adeline Redevelopment Project; and be it further

RESOLVED: That the Agency Administrator is also authorized to execute a grant deed to convey the Property, upon satisfaction of preconveyance conditions in the Purchase and Sale Agreement; and be it further

RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with CEQA because the sale of the Property is exempt from CEQA pursuant to Section 15312 (surplus government property sales) of the CEQA Guidelines; and be it further

RESOLVED: That all documents shall be approved as to form and legality by Agency Counsel.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2004

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN, AND CHAIRPERSON DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
CEDA FLOYD
Secretary of the Redevelopment Agency
of the City of Oakland

~~4-1~~
**COMMUNITY & ECONOMIC
DEVELOPMENT CMTE**
~~MAR 23 2004~~

10.21-100
CRA/COUNCIL
APR 06 2004

EXHIBIT A

Legal Description of 1072 55th Street"

Lot 20 in Block "D", as said lot and block are delineated and so designated upon that certain map entitled "The Gaskill Tract", filed February 2, 1877, in Book 17 of Maps, Page 40, Alameda County Records.

Assessor's Parcel No. 015-1308-009

~~4-1~~
COMMUNITY & ECONOMIC
DEVELOPMENT CMTE

~~MAR 23 2004~~

10-21-100

CRA/COUNCIL
APR 06 2004

OFFICE OF THE CITY CLERK APPROVED AS TO FORM AND LEGALITY

[Signature]
CITY ATTORNEY

INTRODUCED BY COUNCILMEMBER _____

2004 MAR 11 PM 12:38

ORDINANCE NO. _____ C.M.S.

ORDINANCE AUTHORIZING THE SALE OF TWO LOTS ON DOVER STREET AT 57TH STREET TO THE ROTARY CLUB OF OAKLAND, INC., AT NO COST FOR DEVELOPMENT WITH AFFORDABLE HOUSING BY THE PERALTA COMMUNITY COLLEGE DISTRICT

WHEREAS, the City of Oakland is the owner of the two lots (the "Properties") in the City of Oakland, Alameda County, State of California, on Dover Street opposite the end of 57th Street, and more particularly known as lots 12 and 13 of Tract Number 7226, filed November 26, 2001 in Alameda County Records; and

WHEREAS, the City desires to transfer ownership of the Properties to the Rotary Club of Oakland, Inc., or an affiliated entity ("Developer") pursuant to Resolution No. 76207 C.M.S., passed January 9, 2001; and

WHEREAS, Developer proposes to develop on the Properties two homes affordable to low- and moderate-income households; and

WHEREAS, this development will be done through the Laney College Building Trades Program, pursuant to the August 24, 2001 "Agreement Between Redevelopment Agency of the City of Oakland, Peralta Community College District, and the Rotary Club of Oakland," which provides for City-assisted development and sale of residential property by the Rotary Club in conjunction with housing construction by Laney College students; and

WHEREAS, the City is the Lead Agency for this project for purposes of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

WHEREAS, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

WHEREAS, the City Council has adopted Ordinance No. 11602 C.M.S., which established procedures for the sale and lease of City-owned property which is surplus; now, therefore

The Council of the City of Oakland does ordain as follows:

SECTION 1. The City authorizes the sale of the Properties to the Developer at no cost, in return for the commitment to develop two homes affordable to low- and moderate-income households.

**COMMUNITY & ECONOMIC
DEVELOPMENT CMTE**
MAR 23 2004

10.21-2ce
CRA/COUNCIL
APR 06 2004

SECTION 2. The City Manager is authorized to negotiate and execute agreements and execute grant deeds as needed to convey the Properties to the Developer.

SECTION 3. That upon completion of homes on the Properties, they shall be sold to low- and moderate-income households at a price affordable to low- and moderate-income households.

SECTION 4. Pursuant to Section 6 of Ordinance No. 11602 C.M.S., it is determined to be in the best interest of the City to sell the Properties by negotiated sale due to the intended use of the Properties for the development and sale of affordable housing units under the Laney College program.

SECTION 5. The City Council has independently reviewed and considered this environmental determination, and the City Council finds and determines that this action complies with CEQA because the sale and development of the Properties is exempt from CEQA pursuant to Sections 15303 (new construction of small structures), 15312 (surplus government property sales), 15280 (lower-income housing projects), and 15332 (infill housing development) of the CEQA Guidelines.

SECTION 6. The City Manager or his or her designee shall cause to be filed with the County of Alameda a Notice of Exemption for this project.

SECTION 7. All documents shall be approved as to form and legality by the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20__

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN, AND
PRESIDENT DE LA FUENTE

NOES- _____

ABSENT- _____

ABSTENTION- _____

ATTEST: _____
CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

~~4-2~~
COMMUNITY & ECONOMIC
DEVELOPMENT CMTE
MAR 23 2004

10.21-200
CRA/COUNCIL
APR 06 2004

NOTICE AND DIGEST

ORDINANCE AUTHORIZING THE SALE OF TWO LOTS ON DOVER STREET AT 57TH STREET TO THE ROTARY CLUB OF OAKLAND, INC., AT NO COST FOR DEVELOPMENT WITH AFFORDABLE HOUSING BY THE PERALTA COMMUNITY COLLEGE DISTRICT

This ordinance authorizes transfer of two lots on Dover Street to the Rotary Club of Oakland for development and sale of two affordable homes. Laney College students will do the construction.

~~4-2~~
COMMUNITY & ECONOMIC
DEVELOPMENT CMTE

~~MAR 23 2004~~

10.21-200
CRA/COUNCIL
APR 06 2004

INTRODUCED BY COUNCILMEMBER _____

2004 MAR 11 PM 12:37

[Signature]
CITY ATTORNEY

ORDINANCE NO. _____ C.M.S.

ORDINANCE RESCINDING ORDINANCE 12220 C.M.S. AND AUTHORIZING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH RICHARD N. PUKATCH FOR THE SALE AT FAIR MARKET VALUE AND DEVELOPMENT OF THREE CITY-OWNED PROPERTIES AT 1430 8TH STREET, 816 CENTER STREET, AND 1728 14TH STREET WITH MARKET-RATE HOUSING

WHEREAS, the City of Oakland is the owner of the vacant lots (the "Properties") in the City of Oakland, Alameda County, State of California, commonly known as 1430 8th Street (Assessor's Parcel No. 004-0067-015, Site Map-14), 816 Center Street (Assessor's Parcel No. 004-0067-017, Site Map-14) and 1728 14th Street (Assessor's Parcel No. 007-0551-011, Site Map-12), and shown as cross-hatched parcels on the Site Maps attached hereto and made a part hereof; and

WHEREAS, Ordinance 12220 C.M.S., passed on March 14, 2000, authorized the City Manager to negotiate a Disposition and Development Agreement with the Oakland Housing Authority for the two parcels at 1430 8th Street and 816 Center Street; and

WHEREAS, that Disposition and Development Agreement was not successfully negotiated, and the Oakland Housing Authority has indicated that it will not pursue the negotiations further; and

WHEREAS, Richard N. Pukatch, or an affiliated entity, (the "Developer") proposes to develop on the Properties nine units of market-rate housing; and

WHEREAS, the City is the Lead Agency for this project for purposes of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

WHEREAS, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

WHEREAS, the City Council has adopted Ordinance No. 11602 C.M.S., which established procedures for the sale and lease of City-owned property which is surplus; now, therefore

The Council of the City of Oakland does ordain as follows:

SECTION 1. The City Council hereby rescinds Ordinance No. 12220 C.M.S.

SECTION 2. Pursuant to Section 6 of Ordinance No. 11602 C.M.S., it is determined to be in the best interest of the City to sell the Properties by negotiated sale due to the intended use of the

~~COMMON ³ & ECONOMIC
DEVELOPMENT CMTE~~

~~MAR 23 2004~~

10-21-3CC
CRA/COUNCIL

APR 06 2004

Properties for the development of housing units, in numbers greater than otherwise possible due to sale to an abutting owner and subsequent combination of lots.

SECTION 3. The City Council has independently reviewed and considered this environmental determination, and the City Council finds and determines that this action complies with CEQA because the sale and development of the Properties is exempt from CEQA pursuant to Sections 15303 (new construction of small structures), 15312 (surplus government property sales) and 15332 (infill housing development) of the CEQA Guidelines.

SECTION 4. The City Manager or his or her designee shall cause to be filed with the County of Alameda a Notice of Exemption for this project.

SECTION 5. The City Manager or his or her designee is hereby authorized to negotiate and execute a Disposition and Development Agreement ("DDA") with the Developer for the Properties to govern their sale and development with nine units of market-rate housing, and to negotiate a purchase price for the Properties, which shall not be less than their fair market value.

SECTION 6. The City Manager is also authorized to execute grant deeds to convey the Properties to the Developer upon satisfaction of pre-conveyance conditions in the DDA.

SECTION 7. Upon completion of units on the Properties, all may be sold, rented, or leased at market rate without income restrictions.

SECTION 8. Sales proceeds will be allocated to Community Development Block Grant Funds, Program Income, Fund 2108.

SECTION 9. All documents shall be approved as to form and legality by the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20__

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN, AND
PRESIDENT DE LA FUENTE

NOES- _____

ABSENT- _____

ABSTENTION- _____

ATTEST: _____
CEDA FLOYD

City Clerk and Clerk of the Council
of the City of Oakland, California

~~COMMUNITY ECONOMIC
DEVELOPMENT CMTE
MAR 23 2004~~

10.21-3CC
CRA/COUNCIL
APR 06 2004

NOTICE AND DIGEST

ORDINANCE RESCINDING ORDINANCE 12220 C.M.S. AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH RICHARD N. PUKATCH TO PROVIDE FOR THE SALE AT FAIR MARKET VALUE AND DEVELOPMENT OF THREE CITY-OWNED PROPERTIES AT 1430 8TH ST., 816 CENTER ST., AND 1728 14TH ST. WITH MARKET-RATE HOUSING

This ordinance authorizes negotiation of a disposition and development agreement to sell the three lots listed to a developer at market value, for development of new housing.

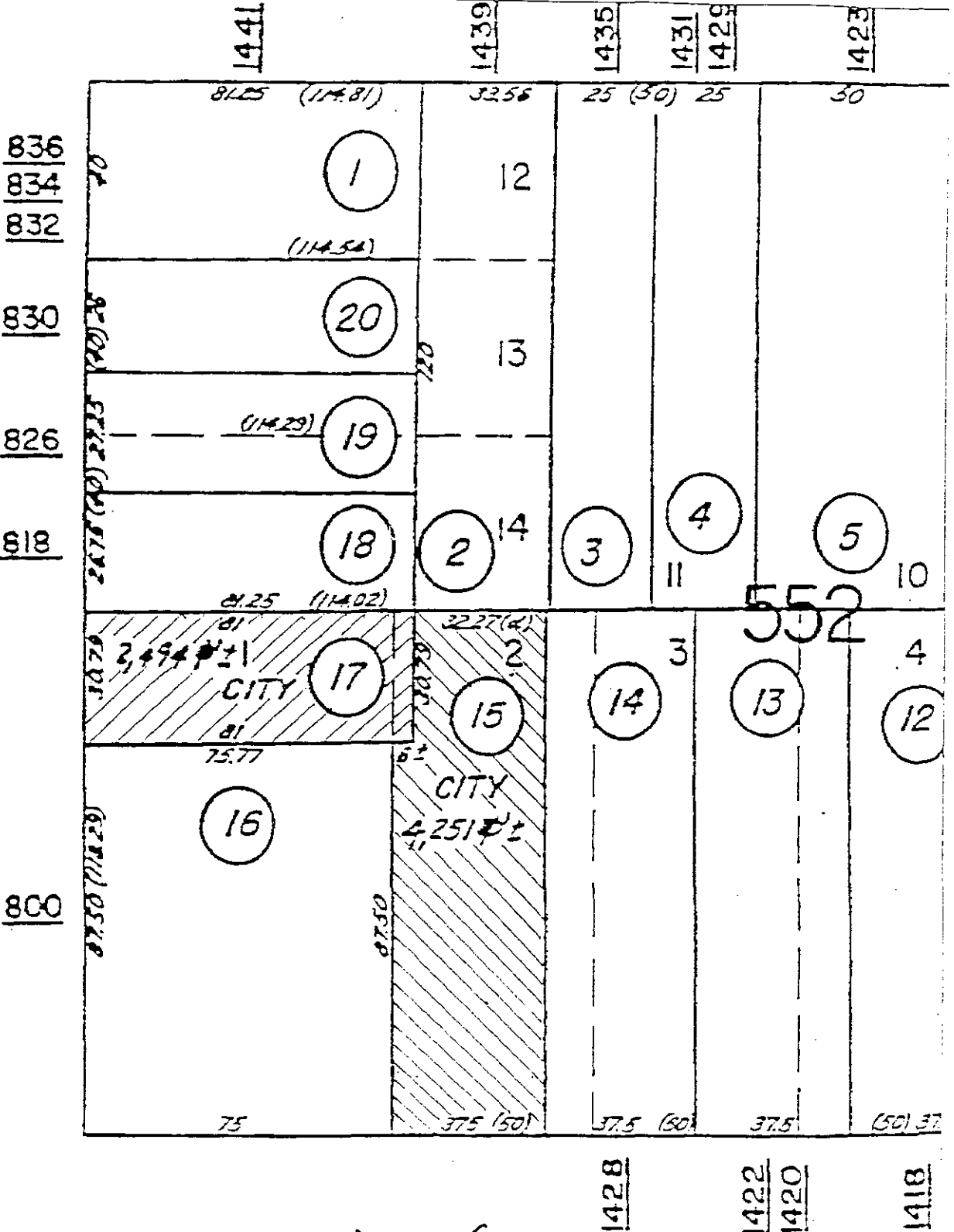
~~43~~
COMMUNITY ECONOMIC
DEVELOPMENT SITE

MAR 23 2004

10.21.300
CRA/COUNCIL
APR 06 2004

CENTER

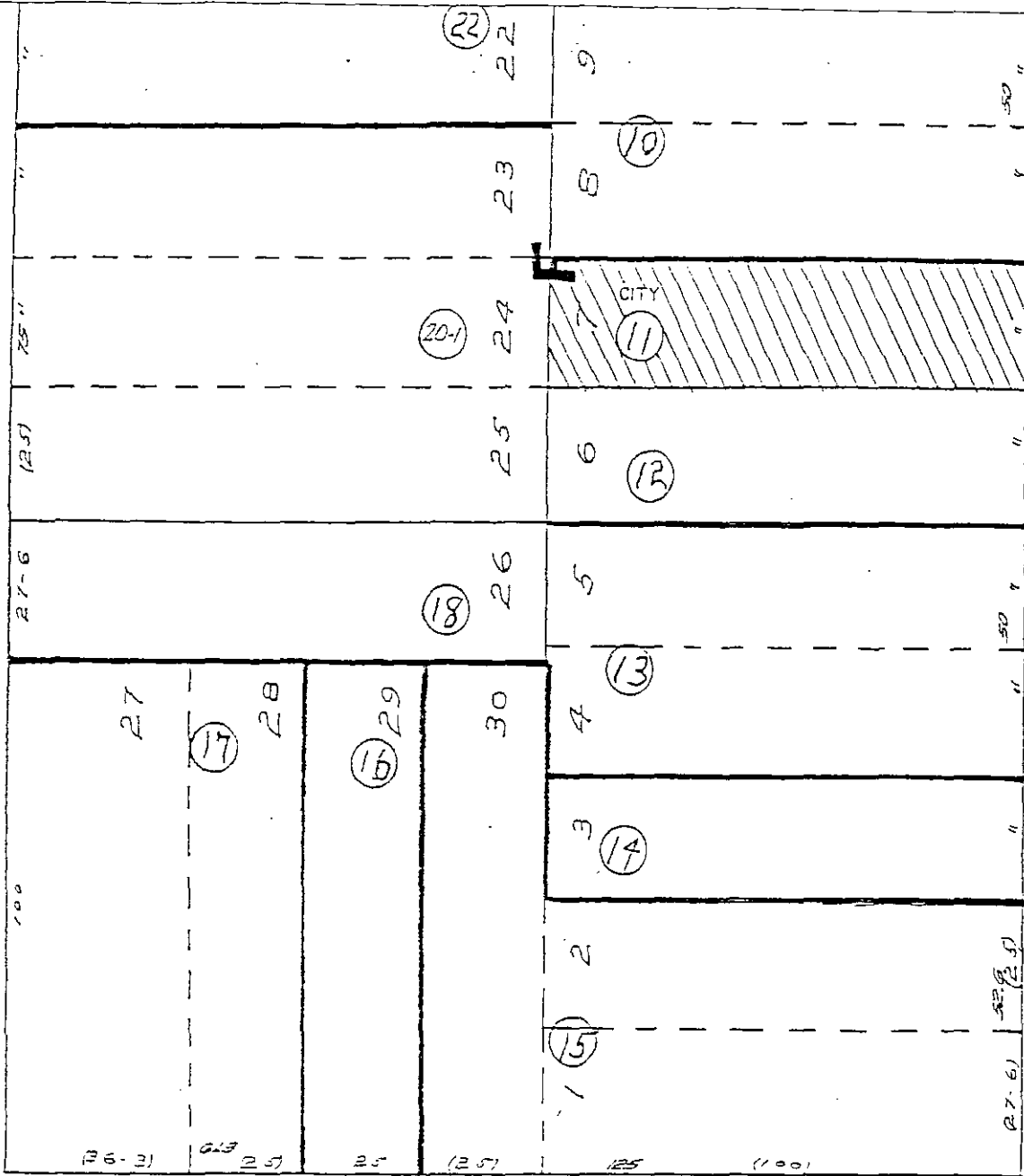
8th ST.



~~4-3~~
 8TH COMMUNITY & ECONOMIC
 DEVELOPMENT CMTE
 MAR 23 2004

80'
 10.21-300
 COUNCIL
 APR 06 2004

SITE MAP -14
 (WEST SIDE MAP)



Wood Street

556

~~43~~
 COMMUNITY & ECONOMIC
 DEVELOPMENT CMTE

SITE MAP #12
 (MAR 28 2004)
 (WEST OAKLAND)

10.21-3CC
 COUNCIL
 APR 06 2004

80