

INTRODUCED BY COUNCILMEMBER _____

APPROVED AS TO FORM AND LEGALITY



CITY ATTORNEY

ORDINANCE NO. 12223 C.M.S.

AN ORDINANCE AUTHORIZING THE NEGOTIATION AND EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE SALE OF THE CITY-OWNED PROPERTIES AT

**2824 82nd AVE/8207 GOLF LINKS RD.,
8379 GOLF LINKS ROAD,
8477 GOLF LINKS ROAD, and**

**8251-8329 GOLF LINKS ROAD,
8395 GOLF LINKS ROAD,**

TO CITIZENS HOUSING CORPORATION FOR THE DEVELOPMENT OF UP TO EIGHTEEN HOMES AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS.

WHEREAS, the City of Oakland is the owner of the lots in the City of Oakland, Alameda County, State of California, commonly known as

2824 82nd Ave. (Assessor's Parcel No. 043A-4644-25-2; Parcel 1a on Site Map 1)

8207 Golf Links Road (Assessor's Parcel No. 043A-4611-002-02; Parcel 1b on Site Map 1)

8251-8329 Golf Links Road (Assessor's Parcel No. 043A-4644-009-02, Site Maps 1&2)

8379 Golf Links Road (Assessor's Parcel No. 043A-4651-009-14, Site Map 2)

8395 Golf Links Road (Assessor's Parcel No. 043A-4651-009-5, Site Map 2)

8477 Golf Links Road (Assessor's Parcel No. 043A-4651-019-04, Site Map 2)

and shown as cross-hatched parcels on the above-mentioned Site Maps attached hereto and made a part hereof; and

WHEREAS, Citizens Housing Corporation (the "Developer") proposes to develop, on the lots, up to eighteen homes affordable to households earning no more than 80% of the area median income; 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. Pursuant to Section 6 Ordinance No. 11602 C.M.S., it is determined to be in the best interest of the City to sell the parcels described above by negotiated sale due to the special use of the property for the development and sale of affordable housing.

SECTION 2. The City Council authorizes the sale of the parcels described above to the Developer at no cost, in return for the commitment to develop said parcels with affordable housing.

SECTION 3. That 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 this action on the part of the City is exempt from CEQA pursuant to Section 15303 of CEQA Guidelines and Section 21080.14 of the Public Resources Code.

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

SECTION 5. The City Manager, or his designee, is hereby authorized to negotiate and execute a Disposition and Development Agreement ("DDA") with the Developer for the above-described parcels, to govern transfer of the parcels.

SECTION 6. The City Manager is also authorized to execute a grant deed to convey the real property described above, upon satisfaction of preconveyance conditions in the DDA.

SECTION 7. Upon completion of units on the parcels, they will be sold to households whose income does not exceed eighty percent (80%) of the area median income.

SECTION 8. All documents shall be approved as to form and legality by the City Attorney.

Introduced - 2/22/00

IN COUNCIL, OAKLAND, CALIFORNIA, MAR 14 2000, 20__

PASSED BY THE FOLLOWING VOTE:

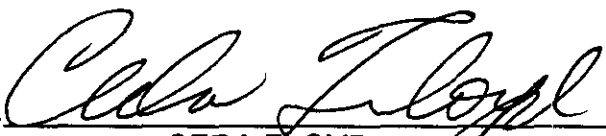
AYES- BRUNNER, CHANG, MILEY, ~~NADEL~~, REID, RUSSO, SPEES, AND
PRESIDENT DE LA FUENTE - 7

NOES- None

ABSENT- None

ABSTENTION- None

Excused - Nadel - 1

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