

RESOLUTION NO. SHRC- 043

ADOPTED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION UNDER THE AUTHORITY DELEGATED TO THE COMMISSION PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE, SECTION 33282 BY RESOLUTION NO. RA 81-083 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ON OCTOBER 26, 1981, AND BY RESOLUTION NO. RA-83 ADOPTED BY THE REDEVELOPMENT AGENCY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981, AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34292 BY RESOLUTION NO. HA 81-098 ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO ON OCTOBER 26, 1981, AND BY RESOLUTION NO. HA-1497 ADOPTED BY THE HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO ON OCTOBER 27, 1981.

ON DATE OF

November 4, 2009

AUTHORIZATION TO ENTER INTO DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE SOUTHGATE PARK AND RECREATION DISTRICT FOR THE TRANSFER OF DILAPIDATED PROPERTIES LOCATED AT 3901 42ND AVENUE TO BE ANNEXED TO THE EXISTING NEIGHBORHOOD PARK FOR THE PURPOSES OF ELIMINATING BLIGHT AND REVITALIZING THE RESIDENTIAL NEIGHBORHOOD CONSISTENT WITH THE GUIDELINES OF THE NEIGHBORHOOD STABILIZATION, PROPERTY RECYCLING PROGRAM

WHEREAS, on February 24, 2009, the County of Sacramento Board of Supervisors and the Sacramento City Council authorized the Sacramento Housing and Redevelopment Agency (Agency) to amend and submit changes to the Neighborhood Stabilization Program (NSP) in the 2009 One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD), authorizing Agency to establish and implement the Vacant Properties Program, the Block and Acquisition and Rehabilitation Programs, and the Property Recycling Program to undertake NSP activities.

WHEREAS, on June 16, 2009, at properly noticed public hearings, the County of Sacramento Board of Supervisors and the Sacramento City Council authorized Agency to modify the NSP Property Recycling Program Guidelines to allow Agency to purchase foreclosed properties within the NSP Target Areas to be transferred to experienced and qualified development partners for rehabilitation and resale to homeowner occupants.

WHEREAS, the Commission finds that the real property acquired by Agency pursuant to the Property Recycling Program Guidelines will not be required for Agency's foreseeable needs and may be disposed of to the Southgate Recreation and Park District for the purposes of redevelopment pursuant to Section 34315.7(c) of the Health & Safety Code.

WHEREAS, The demolition of the residential structures on the parcel is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301, which exempts the demolition and removal of up to three single-family residences in urbanized areas. The transfer of the properties to the Southgate Recreation and Park District for the purposes of incorporating the property into a park is exempt pursuant to CEQA Guidelines Section 15312, which exempts sale of surplus government property, and CEQA Guidelines

Section 15061(b) (3), which exempts activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed activities are categorically excluded from the National Environmental Policy Act (NEPA) pursuant to 24 CFR 58.35(a) (4) (i) and convert to exempt.

NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION:

Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action as stated in the staff report accompanying this resolution, are approved.

Section 2. The transfer of the Property is consistent with the goals and objectives of the Property Recycling Program implemented pursuant to the Neighborhood Stabilization Program. This transfer and subsequent redevelopment is also consistent with consistent with Redevelopment Plan and the Implementation Plan for the Franklin Project Area and is in furtherance of the Redevelopment Plans and Implementation Plan for the Project Area and all applicable land use plans, studies, and strategies.

Section 3. The consideration of the Agency's conveyance of the parcel to the Southgate Recreation and Park District is their obligation to redevelop the parcel as described and required by the DDA and the Regulatory Agreement and Grant Deed.

Section 4. The Disposition and Development Agreement is approved and the Executive Director or her designee is authorized to execute the DDA, Regulatory Agreement, Replacement Housing Plan, Grant Deed, Escrow Instructions and related conveyance documents, and to perform the other actions necessary to implement the terms of the DDA.



CHAIR

ATTEST:



CLERK