

RESOLUTION NO. 2011-004

Adopted by the Redevelopment Agency
of the City of Sacramento

February 8, 2011

APPROVAL OF THE 5258 YOUNG STREET DEMOLITION AND REPLACEMENT HOUSING PLAN

BACKGROUND

- A. In July 2010, 5258 Young Street (subject property), a 15 unit apartment complex, was acquired by the Redevelopment Agency (Agency) as part of the Neighborhood Stabilization Program's (NSP) Property Recycling Program (PRP).
- B. Under the PRP Guidelines, the Agency is authorized to demolish units and land bank properties for future redevelopment efforts.
- C. The subject property is immediately adjacent to the Stockton Boulevard Opportunity Site. With several vacant buildings and underutilized parcels, Young Street has long-standing crime and code enforcement issues.
- D. Per state law, demolition of vacant residential units requires approval of a replacement housing plan.
- E. An Initial Study/Environmental Assessment was prepared for the 5258 Young Street Demolition Project in accordance with CEQA Guidelines Section 15063 and Article 14. The Initial Study identified no significant impacts on the environment, and as such, a Negative Declaration was prepared pursuant to Article 6 of the CEQA Guidelines. The document was circulated for public review on December 17, 2010 and the comment period closed on January 5, 2010. The Replacement Housing Plan is not a separate project under CEQA and was considered in the Initial Study.
- F. The Replacement Housing Plan, as an administrative action, is exempt under the National Environmental Policy Act (NEPA) Section 58.34 (a) (3), which exempts administrative and management activities. Environmental review for the demolition of the 15-unit complex pursuant to NEPA occurred jointly with review under CEQA. A joint Initial Study/Environmental Assessment was prepared, and a Finding of No Significant Impact was made pursuant to 24 CFR 58.40

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

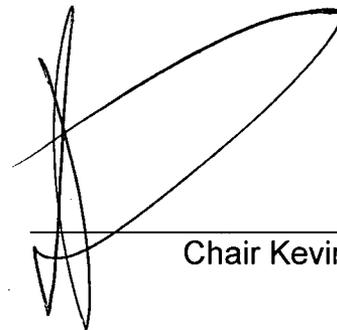
- Section 1. After due consideration of the evidence presented, the findings, including the environmental findings regarding this action as stated above, are approved.
- Section 2. The Replacement Housing Plan is approved and adopted.
- Section 3. The Executive Director, or her designee, is authorized to take all actions as reasonably necessary to accomplish the demolition of the units at this property.

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Exhibit A: Replacement Housing Plan

Adopted by the Redevelopment Agency of the City of Sacramento on February 8, 2011 by the following vote:

- Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy, and Mayor Johnson.
- Noes: None.
- Abstain: None.
- Absent: None.



Chair Kevin Johnson

Attest:


Shirley Concolino, Secretary

5258 Young Street
Replacement Housing Plan

Description of Property

The 5258 Young Street Demolition and Replacement Housing Plan includes 15 very low-income units. On July 30, 2010, the Agency (Agency) of the County of Sacramento acquired 5258 Young Street as part of the Neighborhood Stabilization Program's (NSP) Property Recycling Program (PRP).

Young Street between Stockton Boulevard and Nina Way is plagued with vacant and underutilized properties, foreclosures and heightened police and code enforcement activity. As a result, the Agency has committed significant redevelopment resources on Young Street and the immediate vicinity over the last several years. The past acquisition of 5258 Young Street continued the Agency's most recent efforts, which include the purchase of an obsolete motel and home/trailer park located at 5700 Stockton Boulevard, an adjacent vacant parcel at 5716 Stockton Boulevard, four properties at 5270, 5300, 5320 and 5340 Young Street creating the Stockton Boulevard Opportunity Site. Upon demolition, this property located at 5258 Young Street will be included as part of this larger redevelopment initiative.

Project Status

The Agency acquired 5258 Young Street on July 30, 2010 and relocated three tenants in fall of 2010 preparing the structure for demolition.

Responsibility of Agency

California statutes require redevelopment agencies to replace low and moderate-income housing lost to residential use if that action involved either a development agreement or financing by the Agency. The specific provision of the California Health and Safety Code (Sec. 33413) is as follows:

"Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as a part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to person and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the Agency. When dwelling units are destroyed or removed after September 1, 1989, 75 percent of the replacement dwelling units shall replace dwelling units available at affordable housing cost in

the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units. When dwelling units are destroyed or removed on or after January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.”

Replacement Housing Needs

State Guidelines

Because the proposed demolition of the 15 unit apartment complex at 5258 Young Street would involve the participation of the Redevelopment Agency, the project is subject to state replacement housing law, California Health and Safety Code 33413. Under state law, if a unit was occupied by a very low or low income family (regardless of actual housing costs), and taken off line through demolition or other actions, that unit must be replaced at the same income level, and must be regulated at that affordability level for the longest feasible time as determined by the Agency but for not less than the period of the land use controls established in the Redevelopment Plan. State law requires that replacement units be created within four years of removal or destruction.

The affordability level, type and number of units/bedrooms required to be replaced are outlined below:

Address	Owner Occupied	Rental	Total Bedrooms	Units	Very Low Income	Low Income
5258 Young Street	no	yes	18	15	15	0
Totals			18	15	15	0

Replacement Dwelling Units

The Agency will replace the three two-bedroom units, 10 one-bedroom units, and two studios with comparable very low income units as part of the Mutual Housing at the Highlands project. Each unit will be replaced at a level affordable to very low-income households. These apartments will be located on 3417 Freedom Park Drive in County Supervisorial District 1. All replacement units are located outside the Stockton Boulevard Redevelopment Project Area.

All replacement units will have recorded affordability restrictions attached and will run for not less than 55 years. By the end of year four (2014) all units demolished will have been replaced.

Schedule for Demolition

The 15 unit apartment complex at 5258 Young Street is anticipated to be demolished by March 2011.