



**CITY OF HAYWARD  
AGENDA REPORT**

AGENDA DATE May 26, 1998

AGENDA ITEM 5

WORK SESSION ITEM \_\_\_\_\_

**TO:** Redevelopment Agency Board Members  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Acquisition of 22730 Atherton Street (APN 428-071-039)

**RECOMMENDATION:**

It is recommended that the Agency Board approve the attached resolution which authorizes the Executive Director to acquire the property located at 22730 Atherton Street and appropriates \$134,000.

**BACKGROUND:**

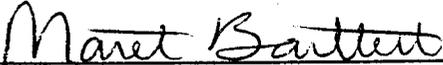
In 1990, the Redevelopment Agency determined that Site Four (map attached) was critical to the success of revitalization in the BART Station area for two principal reasons: "(1) the current general state of unattractiveness and disrepair of many of the properties on the block; and (2) the location and potential linkage the block provides in relation to Sites One and Two and the Hayward library." The Agency Board directed staff to pursue acquisition of properties within Site Four on a voluntary basis. In March 1997, the Council Downtown Committee reviewed the status of Site 4 and reiterated the need to pursue acquisition of these properties. As a result, staff has begun the process of attempting to acquire properties within this block on a voluntary basis.

The property located at 22730 Atherton Street has recently been made available for sale. The owner has indicated that he will accept \$124,772 as the sale price. Staff believes that the price is within the range of fair market value given recent sales activity and appraisals in the area. The property contains a deteriorated house that is currently vacant. Due to its condition and the many major repairs that would be required to bring it up to a decent standard, the unit will be razed. Staff will work with the contractor to ensure that the building materials are appropriately recycled.

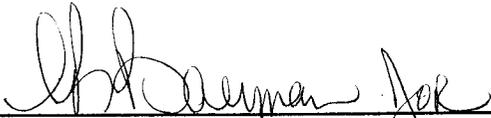
In order to accomplish both the acquisition and demolition, it is recommended that \$134,000 be appropriated from the Low and Moderate Income Housing Fund. The Agency's Low and Moderate Income Housing Fund has more than sufficient funds which can be used for the purpose of acquiring future affordable housing sites. In the event that the property is not used for affordable housing, the Low and Moderate Income Housing Fund will be repaid.

Redevelopment Agency Boardmembers  
May 26, 1998

**Prepared by:**

  
\_\_\_\_\_  
Maret Bartlett, Redevelopment Director

**Recommended by:**

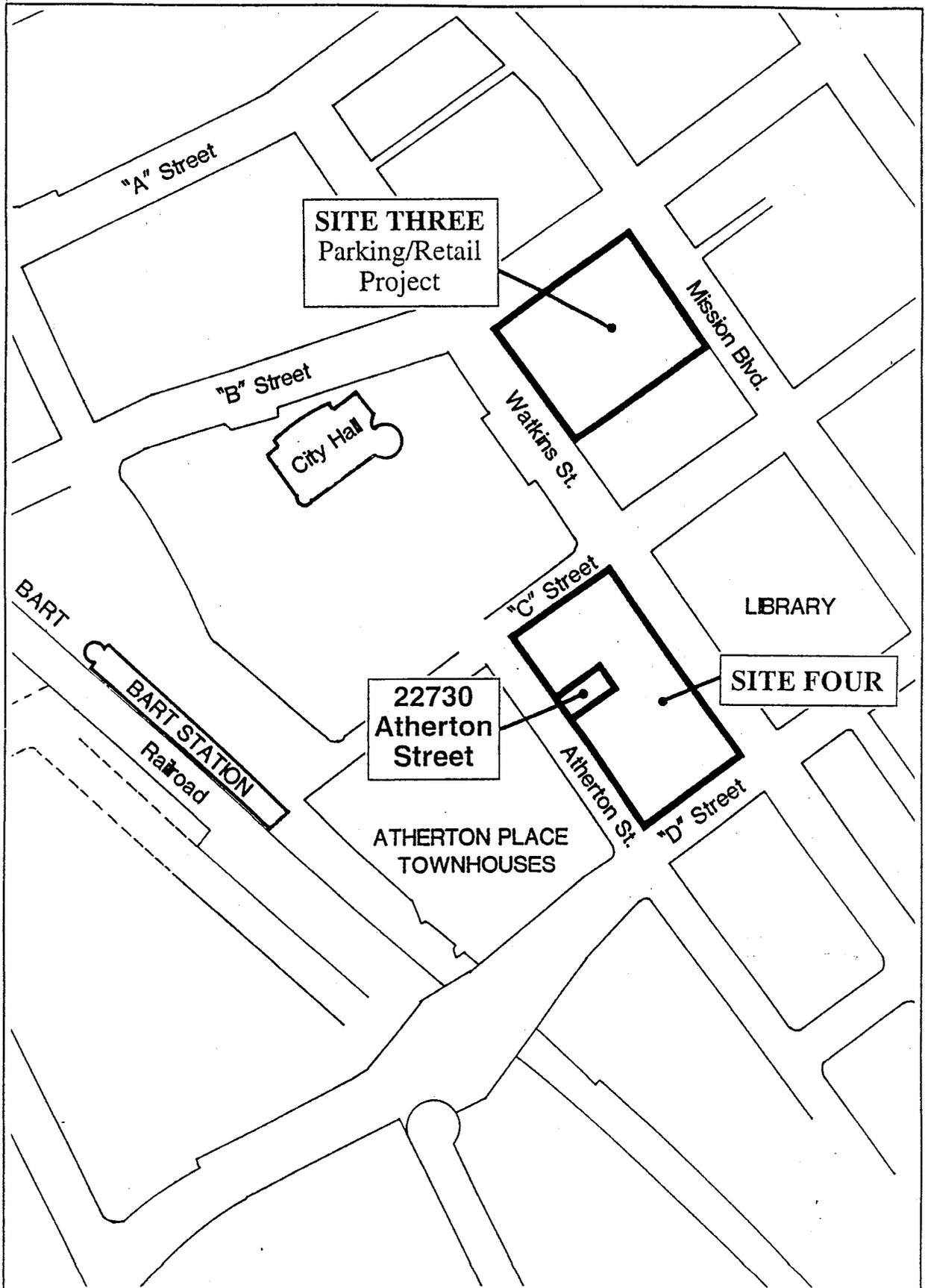
  
\_\_\_\_\_  
Sylvia Ehrental, Director of Community & Economic Development

**Approved by:**

  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments: A: Site Map  
B: Resolution

K:\MaretB\22730athertonstreet stfirpt2



**ATTACHMENT A ■ SITE MAP**

**DRAFT**

DM 5-20-98

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-\_\_\_

Introduced by Commissioner \_\_\_\_\_

RESOLUTION AUTHORIZING ACQUISITION OF  
PROPERTY LOCATED AT 22730 ATHERTON STREET AND  
APPROPRIATING FUNDS FROM THE LOW AND  
MODERATE INCOME HOUSING FUND

WHEREAS, the owner of the property located at 22730 Atherton Street has offered to sell such property to the Redevelopment Agency of the City of Hayward for \$124,772 (one hundred twenty four thousand, seven hundred seventy two dollars); and Agency staff has determined that such price is within the fair market range of recent sales of comparable property in the area; and

WHEREAS, Agency staff has recommended the acquisition of such property and the demolition of the house located thereon due to the deteriorated condition of such structure;

NOW THEREFORE BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that it hereby authorizes the Executive Director to execute an agreement to purchase the property located at 22730 Atherton Street for the sum of \$124,772 (one hundred twenty four thousand, seven hundred seventy two dollars, subject to the approval of the agreement by the Agency's General Counsel; and

BE IT FURTHER RESOLVED that the sum of \$134,000 (one hundred thirty four thousand dollars) be appropriated from the Low and Moderate Income Housing Fund to fund the acquisition of such property and demolition of the improvements located thereon.

HAYWARD, CALIFORNIA \_\_\_\_\_, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel