



Staff Report

RESOLUTION CONFIRMING THE PURCHASE OF A CONDOMINIUM AT 300 DAVEY GLEN ROAD #3507 (APN 106-190-070)

Honorable Chair and Board Members:

Summary

Adoption of the attached resolution confirms the purchase of a condominium unit at 300 Davey Glen Road #3507.

Background

In an ongoing effort to increase the supply of affordable housing for current and future residents of Belmont as directed by the Regional Housing Needs Determination (RHND), the Agency has been actively pursuing acquisition of housing units and vacant land in the Redevelopment Area. The intended outcome of these acquisition efforts is either to sell the units at below market rate with a resale restriction to ensure long-term affordability, or to retain ownership of the properties as affordable rental units. The Agency recently purchased two condominiums at "The Belmont," including unit #3507, which is the subject of the attached resolution.

Discussion

At the closed session meeting of January 13, 2009, the City Council authorized the purchase of a one-bedroom, one bath condominium unit located at 300 Davey Glen Road #3507. The Redevelopment Agency has since purchased the unit for \$295,000, which is \$15,000 less than the appraised market value and \$40,000 less than the seller's previous asking price. Escrow closed on February 19, 2009. The attached resolution will become part of the official record of purchase of the condominium.

General Plan/Vision Statement

The objective of the purchase of this condominium is consistent with the City's Vision Statement in priding itself on a "Thriving Economy" and "Easy Mobility," particularly since the unit will be made available at a below market rate and is conveniently located in downtown Belmont near local businesses, schools, and employment opportunities, with easy access to public transportation and regional transportation networks. The objective of the purchase is also consistent with the following goals of the City's Housing Element:

"Goal 1: Housing Production and Affordability: Provide housing to meet the present and future needs of residents and public employees in Belmont, and to provide a fair share of the market area housing needs, within identified governmental, market, and natural constraints."

“Goal 3: Housing Choice: *“Preserve a diversity of type, price, and tenure in the City’s housing stock.”*

“Goal 8: Fair Housing: *Ensure decent, safe living environments for the City’s residents regardless of age, sex, family composition, race, ethnicity, religion, physical or mental disability, or income.”*

Fiscal Impact

The purchase of this condominium was accommodated within the approved \$3,475,000 Low and Moderate Income (LMI) Housing budget for FY 08-09. The purchase price did not exceed \$295,000. There were sufficient funds in LMI Housing account 822-4633-9533-9020 to authorize and complete the purchase. No augmentation of the LMI Housing budget is required.

Public Contact

Posting of City Council agenda.

Recommendation

Staff recommends that the Board adopt the attached resolution confirming the purchase of the condominium unit at 300 Davey Glen Road #3507.

Alternatives

1. Direct staff to return for further discussion and direction.
2. Take no action.

Attachments

- A. Resolution confirming the purchase of a condominium unit – 300 Davey Glen Road, Unit #3507

Respectfully submitted,

Laurie Shiels
Housing Specialist

Carlos de Melo
Community Development Director

Jack R. Crist
Executive Director

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ATTACHMENT A

REDEVELOPMENT AGENCY RESOLUTION NO. _____

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BELMONT
CONFIRMING THE PURCHASE OF A CONDOMINIUM UNIT
AT 300 DAVEY GLEN ROAD #3507 (APN 106-190-070)**

WHEREAS, 300 Davey Glen Road #3507 is a one-bedroom condominium unit located in a mid-rise 229-unit building complex known as “The Belmont,” constructed in 1974 as part of the Bel Arbor Plan of Lot 1 RSM 96/80-99; and,

WHEREAS, the property is located within the Los Costanos Redevelopment Area; and,

WHEREAS, the Agency’s acquisition of 300 Davey Glen Road #3507 supports the goals of the City’s Housing Element, which encourage housing affordability, housing choice, and fair housing; and,

WHEREAS, an appraisal report of 300 Davey Glen Road #3507, dated January 28, 2009, estimated the current market value of the property at \$310,000; and,

WHEREAS, the Agency has budgeted funds for purchase of 300 Davey Glen Road #3507 for the current fiscal year; and,

WHEREAS, the purchase price of 300 Davey Glen Road #3507 did not exceed \$295,000; and,

WHEREAS, the purchase of 300 Davey Glen Road #3507 is not considered a project under the provisions of the California Environmental Quality Act; and,

WHEREAS, The Agency desires to assist current and future residents of Belmont in securing housing opportunities that meet their economic and social needs; and,

WHEREAS, the Agency desires to encourage a balance between jobs and housing by supporting suitable housing opportunities for the local workforce; and,

WHEREAS, the Agency intends to purchase 300 Davey Glen Road #3507 for the purpose of either selling the unit at below market rate with a resale restriction to ensure long-term affordability, or to retain ownership of the property as an affordable rental unit; and,

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City of Belmont confirms the purchase of 300 Davey Glen Road #3507.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Redevelopment Agency of the City of Belmont at a special meeting thereof held on March 10, 2009, by the following vote:

AYES, DIRECTORS: _____

NOES, DIRECTORS: _____

ABSTAIN, DIRECTORS: _____

ABSENT, DIRECTORS: _____

Secretary, Redevelopment Agency

APPROVED:

Chair, Redevelopment Agency