



Staff Report

RESOLUTION CONFIRMING THE PURCHASE OF A MIXED USE PROPERTY AT 870-876 EL CAMINO REAL (APN 045-162-070-2)

Honorable Chair and Board Members:

Summary

Adoption of the attached resolution confirms the purchase of a mixed use property (commercial/residential) located at 870-876 El Camino Real.

Background

In an ongoing effort to secure future redevelopment opportunities within the Redevelopment Area, the Agency has been actively pursuing acquisition of available property along the El Camino Real. The intended outcome of these acquisition efforts is to assist in redevelopment of the City's target sites, to create new anchor redevelopment sites, and to facilitate development of low and moderate income housing units.

Discussion

At the closed session meeting of March 10, 2009, the City Council authorized the purchase of a mixed-use property (ground floor commercial, second story residential unit) located at 870-876 El Camino Real. At that time, the property was in pre-foreclosure and was subsequently available for purchase through a bidding process. The Redevelopment Agency acquired the property on March 12, 2009 with a winning bid of \$407,000 (plus approximately \$10,175 in commission). This resulting purchase amount was \$188,825 less than the 2008 county assessed market value and \$173,825 less than the seller's previous asking price. The purchase amount is also \$25,325 less than the total purchase amount authorized by the City Council. The Trustee's Deed of Sale document was recorded with the County of San Mateo on April 2, 2009. The attached resolution will become part of the official record of purchase of the property.

General Plan/Vision Statement

The objective of the purchase of this property is consistent with the City's Vision Statement in priding itself on a "Thriving Economy" and "Easy Mobility." This property is conveniently located in downtown Belmont near local businesses, schools, and employment opportunities, with easy access to public transportation and regional transportation networks. It has potential to facilitate redevelopment of our town center, and encourages economic development of successful businesses that serve the Belmont community.

Fiscal Impact

The purchase of this property was accommodated within the approved \$3,475,000 Low and Moderate Income (LMI) Housing budget for FY 08-09. The purchase price (including commission) did not exceed \$417,175. 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 property at 870-876 El Camino Real.

Alternatives

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

Attachments

- A. Resolution confirming the purchase of a mixed use property – 870-876 El Camino Real.

Respectfully submitted,

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Associate Planner

Carlos de Melo
Community Development Director

Jack R. Crist
Executive Director

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REDEVELOPMENT AGENCY RESOLUTION NO. _____

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF
BELMONT CONFIRMING THE PURCHASE OF A MIXED USE PROPERTY
AT 870-876 EL CAMINO REAL (APN 045-162-070)**

WHEREAS, 870-876 El Camino Real is a mixed-use commercially zoned property located within the Los Costanos Redevelopment Area; and,

WHEREAS, the Agency's acquisition of 870-876 El Camino Real supports the goals of the City's Housing Element, which encourage housing affordability, housing choice, and fair housing; and,

WHEREAS, the property at 870-876 El Camino Real has a previously assessed 2008 market value of \$606,000; and,

WHEREAS, the Agency has budgeted funds for purchase of 870-876 El Camino Real for the current fiscal year; and,

WHEREAS, the purchase price of 870-876 El Camino Real did not exceed \$407,000; and,

WHEREAS, the purchase of 870-876 El Camino Real is not considered a project under the provisions of the California Environmental Quality Act; and,

WHEREAS, The Agency desires to promote redevelopment along the El Camino Real corridor and 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 870-876 El Camino Real for the purpose of either selling the property with a resale restriction to ensure long-term affordability, or to retain ownership as an affordable rental property.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City of Belmont confirms the purchase of 870-876 El Camino Real.

* * * * *

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 meeting thereof held on April 14, 2009, by the following vote:

AYES, DIRECTORS: _____

NOES, DIRECTORS: _____

ABSTAIN, DIRECTORS: _____

ABSENT, DIRECTORS: _____

Secretary, Redevelopment Agency

APPROVED:

Chair, Redevelopment Agency