

## RESOLUTION OB2013-015

### RESOLUTION OF THE OVERSIGHT BOARD OF THE SAN PABLO LOCAL SUCCESSOR AGENCY APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN FOR REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SAN PABLO

WHEREAS, pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*; the "Dissolution Act"), on February 1, 2012, the Redevelopment Agency of the City of San Pablo (the "Redevelopment Agency") was dissolved and the San Pablo Local Successor Agency (the "San Pablo LSA") succeeded to all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Redevelopment Agency and, except as repealed, restricted, or revised by the Dissolution Act, was vested with all authority, rights, powers, duties and obligations under the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) previously vested with the former Redevelopment Agency; and

WHEREAS, Section 34179.7 of the Dissolution Act provides that, upon a successor agency's full payment of the amounts determined in Sections 34179.6 and 34183.5 of the Dissolution Act, the State of California Department of Finance shall issue a "finding of completion" to the successor agency, enabling the successor agency to spend remaining bond proceeds of the former redevelopment agency, dispose of property, and repay loans made by the former redevelopment agency to the entity that formed the former agency; and

WHEREAS, the State of California Department of Finance issued the San Pablo LSA a finding of completion by letter dated September 16, 2013; and

WHEREAS, pursuant to Section 34191.5 of the Dissolution Act, within six (6) months of the issuance of a finding of completion, the San Pablo LSA must submit to the Oversight Board of the San Pablo LSA (the "Oversight Board") and the State of California Department of Finance for approval a long-range property management plan (the "LRPMP"), which shall inventory the remaining properties of the San Pablo LSA and address the use or disposition of all such properties; and

WHEREAS, the San Pablo LSA has prepared a LRPMP in the form attached to this resolution, which contains the information required to be included in a LRPMP by Section 34191.5 of the Dissolution Act; and

WHEREAS, the LRPMP provides that net proceeds from the sale of properties pursuant to the LRPMP shall either be used to fulfill enforceable obligations or be remitted to the County Auditor-Controller for distribution to taxing entities; and

WHEREAS, the San Pablo LSA may need to retain proceeds from the sale of properties to fulfill enforceable obligations because, for each six-month fiscal period since the dissolution of

the former Redevelopment Agency, the San Pablo LSA has not received sufficient funds from the Redevelopment Property Tax Trust Fund to pay all enforceable obligations;

NOW, THEREFORE, the Oversight Board for the San Pablo Local Successor Agency does hereby resolve as follows:

**Section 1. Recitals.** The Recitals set forth above are true and correct and incorporated herein.

**Section 2. Approval of LRPMP.** The Oversight Board for the San Pablo Local Successor Agency hereby approves the LRPMP in the form attached to this resolution as Exhibit A, and authorizes the San Pablo Local Successor Agency, to take such actions as are necessary to implement the LRPMP.

**Section 3. Disposition of Sales Proceeds.** The Oversight Board for the San Pablo Local Successor Agency hereby acknowledges that the net proceeds from the sale of properties pursuant to the LRPMP shall be either used to fulfill enforceable obligations or remitted to the County Auditor-Controller for distribution to the taxing entities in accordance with Section 34191.5(c)(2)(B) of the Dissolution Act.

**Section 4. CEQA.** The Oversight Board for the San Pablo Local Successor Agency hereby determines that the approval of the LRPMP is not a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; "CEQA") because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (14 Cal. Code Regs. Section 15378(b)(5).) Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, making the action exempt from CEQA. (14 Cal. Code Regs. Section 15061(b)(3).)

**Section 5. Transmittal.** The Oversight Board for the San Pablo Local Successor Agency hereby authorizes and directs the San Pablo LSA to submit this resolution and the LRPMP to the State of California Department of Finance.

PASSED AND ADOPTED this 16<sup>th</sup> day of December, 2013, by the following vote:

AYES:	DIRECTORS:	Noldon, Ward, Zell and Valdez
NOES:	DIRECTORS:	None
ABSENT:	DIRECTORS:	Fay, Williams and Gioia
ABSTAIN:	DIRECTORS:	None

ATTEST:

APPROVED:

  
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Lehny M. Corbin, Clerk of the Board

  
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Cecilia Valdez, Vice Chair

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# LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the  
San Pablo Redevelopment Agency

December 11, 2013

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## INTRODUCTION

Assembly Bill 1484 ("AB 1484") enacted in June of 2012 requires successor agencies to former redevelopment agencies that owned property at the time of redevelopment dissolution to prepare a Long Range Property Management Plan ("PMP"). The PMP governs the disposition and use of property held by the former redevelopment agency pursuant to legal requirements of the Health and Safety Code, Division 24, Parts 1.8 and 1.85 ("Dissolution Act") as detailed in the next section.<sup>1</sup>

This document is the PMP for the Local Successor Agency to the San Pablo Redevelopment Agency ("LSA").

## EXECUTIVE SUMMARY

The former San Pablo Redevelopment Agency ("Former RDA") is the owner of record on the title for 12 properties (comprised of 29 parcels) and has a leasehold interest in 1 property (comprised of portions of 2 parcels) in the City of San Pablo ("City").

- Four (4) properties are governmental use properties that are proposed to be transferred to the City to continue their governmental use. The one (1) leasehold interest in the Willow Mobile Home Park will be assigned to the City for continued operation as an affordable housing resource.
- One (1) property is to be used in part to satisfy an enforceable obligation, and in part transferred as a government use.
- The remaining seven (7) properties are to be sold by the LSA, with the proceeds of the sales to be either used to fund enforceable obligations through the Recognized Obligation Payment Schedule ("ROPS") process<sup>2</sup>, or remitted to the Contra Costa County Auditor-Controller for distribution to affected taxing entities in accordance with the Dissolution Act.

## STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Section 34191.5 (added by AB 1484), each successor agency that holds property from a former redevelopment agency is required to prepare and submit a PMP to its oversight board and then to the State Department of Finance ("DOF") within six months after receiving a "Finding of Completion" from DOF, which the LSA received on September 16, 2013. The Dissolution Act requires that the PMP include all of the following components:

1. Inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information:

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<sup>1</sup> All statutory references are to the Dissolution Act, unless otherwise stated.

<sup>2</sup> The LSA experiences a cash flow shortage, as documented by bi-annual Notice of Insufficient Funds filings. When proceeds from property sale become available, the LSA may seek to fund enforceable obligations, with approval from the Oversight Board and Department of Finance through the ROPS process.

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- a. **Date of acquisition** of the property and the value of the property at that time, and an estimate of the current value of the property.
  - b. **Purpose** for which the property was acquired.
  - c. **Parcel data**, including address, lot size, and current zoning in the former redevelopment agency redevelopment plan or specific, community, or general plan.
  - d. **Estimate of the current value** of the parcel including, if available, any appraisal information.
  - e. **Estimate of any lease, rental, or any other revenues** generated by the property, and a description of the contractual requirements for the disposition of those funds.
  - f. **History of environmental contamination**, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
  - g. Description of the **property's potential for transit-oriented development and the advancement of the planning objectives** of the successor agency.
  - h. Brief history of **previous development proposals** and activity, including the rental or lease of property.
2. Description of the use or disposition of all the properties in the Trust Fund. Permissible uses include:
    - a. **Retention for governmental use** pursuant to subdivision (a) of Section 34181;
    - b. **Retention for future development**;
    - c. **Sale** of the property; or
    - d. **Use of property to fulfill an enforceable obligation.**
  3. Properties dedicated to governmental use purposes, and properties retained for purposes of fulfilling an enforceable obligation shall be separately identified. For the disposition of all other properties, all of the following shall apply:
    - a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
    - b. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the affected taxing entities.
    - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the PMP has been approved by the oversight board and DOF.

## PROPERTY VALUATION ESTIMATES AND LIMITATIONS

The Dissolution Act requires that a PMP include an estimate of the value of each property to provide the Oversight Board, DOF, and other interested parties information on the properties involved. DOF has officially stated that they do not expect successor agencies to obtain appraisals on properties if none currently exist, so no such appraisals have been prepared for this PMP.

Instead, opinions of property value, based upon comparative sales and residual land use analyses, were prepared by the LSA's independent consultant based on a limited amount of analysis, short of what would normally be conducted for an appraisal – but useful for providing some information on what is often difficult to assess property values given the unique deficiencies (size, contamination, location, etc.) of former redevelopment properties. Coming out of a serious real estate recession, it can be challenging to identify comparable properties in the area because sales volumes of parcels, especially smaller infill parcels, can be very limited.

The limitations of this methodology aside, the value estimates themselves (or even appraisal values) are not necessarily representative of what the properties could be worth when offered for sale on the open market by the LSA. Not just in San Pablo, but elsewhere, many redevelopment agencies have a number of blighted properties in their inventory that were not yet restored to a marketable condition at the time of dissolution.

The LSA will be developing a marketing plan to solicit viable purchase offers on properties designated for sale, following DOF approval of this PMP. Once purchase offers are provided, the LSA will have a much more precise determination of value than what is included in this PMP. It is also important to note that though the LSA intends to sell several vacant properties, the real estate market in the region is still very challenging, especially for smaller, infill parcels. Based on CoStar<sup>3</sup> confirmed sales research for vacant property, a vacant parcel may be expected to be on the market an average of 545 days, or about a year and a half. Should a property require over a year to receive a purchase offer a new opinion of value may be obtained.

The LSA intends to dispose of property in a way that achieves the intent of the Dissolution Act. In San Pablo, disposition may require negotiating with potential buyers on sales values in a manner that can best ensure their development potential in an expeditious manner and therefore ultimately maximize the value of the parcels through growth in assessed value from improvements. The reader is encouraged to understand this context when reviewing the PMP estimated values contained herein.

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<sup>3</sup> CoStar Market data is the source of all sales comparables and land transactions referenced in this PMP.

## PROPERTY INVENTORY – FORMER RDA PROPERTIES

The Former RDA owned 12 properties and 1 leasehold (consisting of 31 parcels in total) at dissolution. The properties are grouped into property sites with specific property numbers shown in the Property Inventory Data table attached. The property sites are organized by "Permissible Uses" under the Dissolution Act, and a description of the properties is provided in the following pages.

The Property Inventory Data table (Attachment 1) utilizes the DOF-created database that provides a matrix of all of the information required pursuant to Section 34191.5(c).

It is important to note the following in reviewing the PMP:

- Estimates of current values of properties were provided by RSG based on the individual methodologies described under each property profiled in this PMP. As the DOF has provided to RSG in written communication, the DOF does not require a new appraisal report to be prepared for the purposes of a PMP, even if a recent appraisal does not exist. The ultimate value of those properties to be sold will be determined based on what the market bears and not what an appraisal estimates. For the properties to be retained for governmental use, the value estimate is based on the value of each property at the current land use and zoning; which yields a \$0 market value because the properties in question are public uses. As such, they hold no value to anyone other than the City for the continued governmental use. More details for each value estimate are provided in the individual property profiles.
- Data contained in the "Value at Time of Purchase" column in the Property Inventory Data table includes all available information obtained resulting from comprehensive title research and LSA staff's reasonable efforts to locate the information. In some cases, this information was not available and is noted accordingly.

## Transfer of Properties for Governmental Use

The properties listed below are proposed to be transferred to the City of San Pablo pursuant to Section 34181 (a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction. A description of the properties, including aerial maps and photographs of the properties when available, are presented in this section.

### PROPERTY 1: RUMRILL PUBLIC SPORTS PARK (ALSO REFERRED TO AS THE "BNSF SITE")

**Address:** Rumrill Blvd

**APNs:** 409 313 009, 410 012 007, and 410 012 008

**Total Property Size:** 194,181 Square Feet

**Attachment 1 Parcels:** 1-3



Originally developed by Burlington, Northern, and Santa Fe ("BNSF") Railway Company as a maintenance support facility for the adjacent railway, the facility ceased operation in the early 1980s and was subsequently used by various businesses with a high rate of turnover for about five years, including mattress manufacturing, fork lift repair, pallet construction, silver recovery and a vegetable oil business. By 1988, the site was completely abandoned and used as an illegal dumping site with drums of hazardous waste, waste water-filled sumps, and areas of stained soil. The Former RDA assembled these parcels between 1997 and 2003 to prevent further contamination, and eradicate blight in accordance with the Redevelopment Plan.



The site is currently a voluntary cleanup site with an active status. Potential contaminants of concern are lead, polychlorinated biphenyls, polynuclear aromatic hydrocarbons, TPH-motor oil, and dieldrin. Soil was potentially affected.

Following a series of eight community outreach meetings with City residents, the City proposed to develop approximately 4.5 acres of new athletic fields for use by local children and their families. The development will include a soccer field complex with synthetic turf and full striped fields.

Though the Former RDA purchased the property, the City and other governmental agencies have contributed substantial funds to facilitate development of the sports park. The City received a \$3 million competitive grant from the State, in addition to regional Measure WW funds, CalRecycle grant funds, and contributions from the City's General Fund. An Initial Study/Negative Declaration and contamination Removal Action Plan were completed in Fall 2012.

Fiscal Year 2012-13 Budget

- State of California Proposition 84 Statewide Parks Program \$ 3,000,000
- East Bay Regional Park District Measure WW \$ 425,000
- CalRecycle Grant \$ 125,000
- City of San Pablo General Fund \$ 145,000

The General Plan land use designation is currently open space for two of the three parcels. The City is in the process of updating the General Plan land use designation of the third parcel to open space as well. The zoning designates the property as Public/Semi-Public. Furthermore, development of the site as a recreational field is included in the Former RDA's Adopted Redevelopment Implementation Plan ("Implementation Plan") under Public and Quasi-Public Facilities. The Implementation Plan was previously required by Health and Safety Code Section 33490 to identify all projects to be implemented within the project area over a specified five-year time period. The Implementation Plan is included as Attachment 2.

**Property Management Plan: Property 1 is a Government Use Property.** Because (a) development of the site as a public park is well documented, (b) it is designated for public use by General Plan designation and zoning designation, and (c) the Implementation Plan provided for the site to be used as a recreational field, it therefore has a market value of \$0. LSA proposes to transfer the site to the City for government use.

## PROPERTY 2: CREEKSIDE TRAILS

**Address:** Road 20/17<sup>th</sup> Street; Road 20/20<sup>th</sup> Street, and University Avenue Properties

**APN:** 411 260 042, 411 313 002, 411 313 004, and 412 310 002

**Total Property Size:** 41,657 Square Feet

**Attachment 1 Parcels:** 4-7

Property 2 is a series of four parcels that run along creeks in the city; the Road 20 parcels are along San Pablo Creek, and the University Avenue parcels are along Wildcat Creek. All four parcels are in fact creek banks. They were initially acquired by the Former RDA as part of a long-term open space and trails project, as described in Chapter 6 of the City's General Plan. All parcels are undevelopable due to their creekside locations, and 25-foot creek setback described in Zoning Code Section 17.40.

**Property Management Plan:** Property 2 is a **Government Use Property**. Property 2 is immediately adjacent to a creek<sup>4</sup>, is undevelopable, and only has intrinsic (not monetary) value as a recreational amenity; therefore it has a market value of \$0. LSA proposes to transfer the site to the City for continued government use.



<sup>4</sup> University parcels adjacent to Wildcat Creek, Road 20 parcels adjacent to San Pablo Creek.

### PROPERTY 3: HILLCREST ROAD PROPERTIES

**Address:** Hillcrest Road

**APNs:** 420 100 007, 420 111 002, and 420 112 004

**Total Property Size:** 725,705 Square Feet

**Attachment 1 Parcels:** 8-10

Located in the hills on the east side of the city, Property 3 is currently undeveloped, and undevelopable; it was originally purchased to ensure it remained as open space, as it is located in a high-risk landslide area with a history of documented landslide events. As recently as 2011, the City declared a state of emergency related to landslides in the immediate area, which involved the evacuation of, and damage to, several homes on Hillcrest Road. Additionally, the Hayward Fault Zone runs directly underneath the property. Due to these issues, the City has designated all active landslide areas as Open Space in the General Plan, Chapter 9. Landslide risk was also noted by the Local Hazard Mitigation Plan performed by the Association of Bay Area Governments.

**Property Management Plan:** Property 3 is a **Government Use Property**. As the site is undevelopable due to significant public safety hazards, and designated as open space by the General Plan, the site has a market value of \$0. The LSA proposes to transfer the site to the City as government use.



#### PROPERTY 4: SIGNAGE PROPERTIES

**Address:** San Pablo Road

**APNs:** 417 290 014, 420 040 009, and 420 040 013

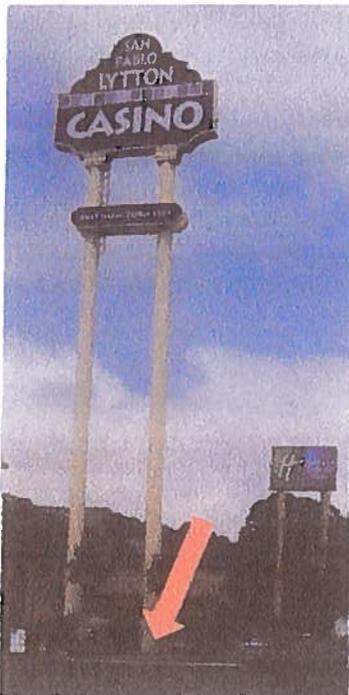
**Total Property Size:** 131,072 Square Feet

**Attachment 1 Parcels:** 11-13

The subject property is 3 separate parcels near the I-80 Freeway that are designated or used to provide signage to local businesses. Further detail regarding these 3 properties is as follows.

**417 290 014** This parcel is currently being leased to the San Pablo Lytton Casino ("Casino") for a sign that advertises that entity to potential patrons travelling on the I-80 Freeway. The lease agreement was executed in 1995 and will expire on January 1, 2015. The sign was constructed within the CalTrans Freeway Landscape Designation, which means it is on land that has development restrictions imposed by CalTrans. The sign was constructed pursuant to Business and Professions Code Section 5273, which exempted certain off-premises advertising displays

from certain restrictions in order to promote economic development. The sign helped the Former RDA fulfill one of the main purposes of the Redevelopment Plan: "to create a social and economic environment in keeping with the interest of health, safety, and general welfare of the community."



In October 2013, the California State Legislature sanctioned the continued existence of off-premises signage within a redevelopment project area by passing Senate Bill 684. This legislation allows Successor Agencies to maintain billboard signs in close proximity to freeways as long as they advertise for a business or activity within the redevelopment project area boundary. The City intends to maintain

the sign pursuant to the provisions of Senate Bill 684.

With the passage of Senate Bill 470 in 2013, the State stated its support for local economic development as a critical component of California's economic recovery. The sign helps ensure the continued success of the Casino and supports the City's economic development. In addition, the Casino is required by an agreement with the City to establish and fund a non-profit, charitable corporation which makes monetary contributions to charitable and public interest causes within the city. The amount of funding is dependent on the net profit of the Casino, which is partially dependent on visibility and good advertising.

*420 040 009* This parcel is located behind an existing gas station and public storage facility, and does not have direct access to San Pablo Dam Road. It was originally acquired for development of a sign to provide advertising for local businesses and activities within the redevelopment project area. Given its lack of visibility and poor access, its use is functionally limited for development, making it an ideal location for a sign. Signage at the currently vacant site would support the City's economic development efforts, increase tax revenues, and improve the economic environment within the community, all goals established in the Redevelopment Plan. This parcel is located within the CalTrans Freeway Landscape Designation; therefore construction of the sign would be limited by CalTrans restrictions on the total number of freeway signs allowed.

*420 040 013* This parcel has topographic restrictions, as it is adjacent and generally at grade with the highway, well below grade of San Pablo Dam Road and the nearby development. A portion of the parcel is essentially a cliff. There is no vehicle access to the parcel. As such, it was acquired by the Former RDA to develop a sign that would provide advertising to local businesses and activities within the redevelopment project area. Signage supports the City's economic development efforts, increases tax revenues, and improves the economic environment within the community. These are all goals established in the Redevelopment Plan. As with the other sign parcels, this parcel is also subject to restrictions by CalTrans as it has a Freeway Landscape Designation.

**Property Management Plan: Property 4 is a Government Use Property.** The sites are each subject to restrictions related to size, topography, and/or access, as well as location, since all three are within Freeway Landscape Designation areas restricted by CalTrans. The Casino sign serves a public purpose by enhancing the economic environment of the community, attracting patrons and generating jobs. The other two future sign locations are intended to serve this same purpose, which is a goal described in the Redevelopment Plan and sanctioned by the State Legislature. The LSA proposes to transfer Property 4 to the City as government use.

## Transfer of Government Use Properties and Fulfillment of Enforceable Obligations

The property listed below is to be used in part for government use, and in part as fulfillment of enforceable obligations. A description of the property and an aerial map are presented in this section. Please note this particular property will require a new parcel map in order to correctly fulfill the enforceable obligation and government use transfer.

### PROPERTY 5: CIRCLE S

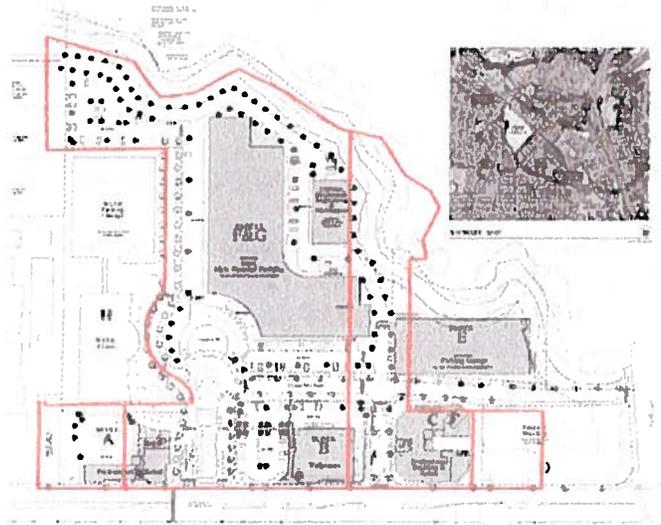
**Address:** 13585, 13613, 13685,  
and 13717 San Pablo Avenue

**APN:** 417 180 029, 417 170 008,  
417 170 006, 417-130-036

**Total Property Size:** 506,167 Square Feet

**Attachment 1 Parcels:** 14-17

The Former RDA acquired the "Circle S" properties over several years to eliminate blighting conditions and implement the goals and objectives of the adopted Redevelopment Plans for the Tenth Township and the Legacy Redevelopment Projects. Originally comprised of 7 parcels, the City invested significant time and effort to plan for viable reuse of the site.



*Map is illustrative, parcel boundaries approximated.*

It is critical for the reader to understand that the parcels as acquired by the Former RDA will be reconfigured prior to their disposition by the LSA. Outlined in red on the inset map are the parcels of the Circle S properties prior to dissolution. The City and Former RDA began preparing and reviewing alternative layouts for the reconfiguration of the Circle S properties prior to the Former RDA's dissolution. The City adopted a Regulating Plan (Appendix A to the San Pablo Avenue Specific Plan) for the Circle S properties on October 17, 2011, which calls for the Circle S properties to be subdivided into several blocks; the proposed layout of the Circle S properties has been modified slightly to that shown in the above inset (note that Block D is privately owned and not a property of the LSA).

The portion of the Circle S properties shown on the above map as Block H, was sold in 2010 to the County of Contra Costa through a Disposition and Development Agreement, for the purpose of developing the West County Health Center, which opened in October 2012. Block H was created as its own separate parcel as a result of the sale.

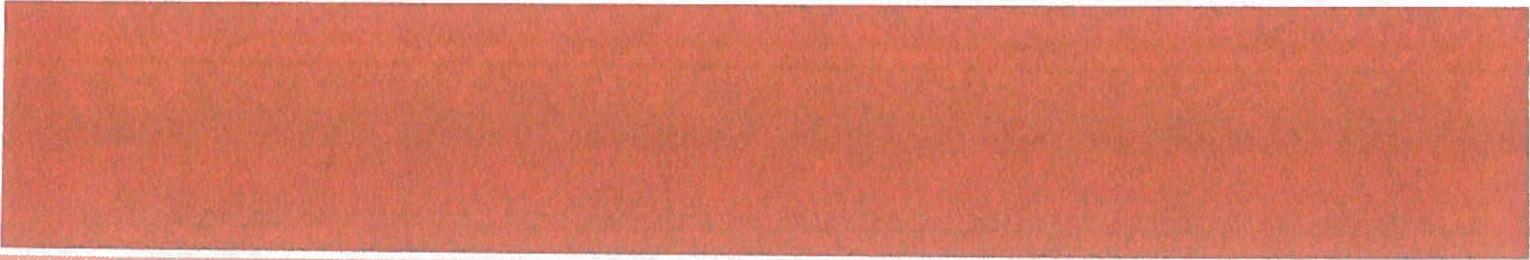
Formal subdivision of the remaining Circle S properties has not yet occurred, but the LSA is processing a tentative subdivision map subdividing the Circle S properties into the blocks shown in the above inset map. This map also proposes the dedication of land for certain public streets and public trails along the creek. These portions of the properties would be dedicated to the City of San Pablo for governmental use.

The portion of the Circle S properties shown on the above map as Blocks A, B and C, is subject to a purchase and sale agreement between the LSA and Palm Plaza Development, Inc., which was approved by the LSA on August 6, 2012. The Oversight Board approved the purchase and sale agreement on August 10, 2012, by Resolution OB2012-013. The LSA transmitted the Oversight Board's approval of the purchase and sale agreement to DOF on August 13, 2012, and DOF did not request a review of the Oversight Board's action; therefore, pursuant to Section 34181(f) of the Dissolution Act, the Oversight Board's approval of the purchase and sale agreement shall be considered final and conclusive. Under the purchase and sale agreement, the LSA agreed to sell Block B and provided options to purchase Blocks A and C to Palm Plaza Development, Inc., which is an entity related to the owner of Block D. The purchase prices negotiated for Blocks A, B and C (\$604,230, \$793,815, and \$519,075, respectively) were supported by both a comparable sales analysis and a residual land value analysis. The net proceeds of the sale of Blocks A, B and C will be distributed to the County Auditor-Controller for distribution among the taxing entities.

The portion of the Circle S properties shown on the above map as Block E has been declared a housing asset. On July 12, 2013, the Oversight Board approved Resolution OB2013-010 authorizing the transfer of Block E to the City of San Pablo as the Housing Successor to the Former RDA for use in a proposed senior housing project. DOF approved the Oversight Board's action by letter dated August 14, 2013.

The remaining portions of the Circle S properties are Blocks F and G. The West Contra Costa Health Care District ("District") has been in discussions with the City, the LSA, its own financial advisors, and other stakeholders to assemble a financing package that would allow it to develop a new hospital on the site. The new hospital would replace the existing nearby Doctor's Medical Center, which is half a century old and in a state of fiscal emergency, so it cannot adhere to State law that requires all public hospitals meet certain seismic safety standards or be abandoned. The current hospital cannot be retrofit or adequately improved to meet the legislative directive, therefore it must be replaced, and Blocks F and G of the Circle S properties offer an optimum location next to the new West County Health Center.

The District has completed preliminary program and facility designs for the construction of a 70-bed, \$135 million state-of-the-art inpatient and outpatient medical facility. It is the District's intent to introduce a ballot measure in 2014 that would allow the District to issue bonds to support construction. Polling conducted earlier in 2013, combined with the success of two previous general parcel tax measures (84% approval and nearly 75% approval, respectively) suggest strong community support of a proposed general obligation bond measure. Updated polling will occur in December 2013. Development of the proposed hospital would allow for the retention of over 600 existing hospital jobs, including doctors, nurses, and other certified and/or professional staff with high-wage positions, critical to economic development efforts. The recently adopted Senate Bill 470 declares economic development and job retention and expansion to be of paramount importance to the State's financial outlook. Development of a hospital at this site meets the objectives of the State, and furthers the project that was included in the Former RDA's Implementation Plan (Attachment 2). Attachment 3 is a resolution of the District supporting their intention to develop a hospital.



**Property Management Plan: Portions of Property 5 are to be sold pursuant to an enforceable obligation, and portions are to be transferred to the District for government use.** Sales values for Blocks A, B, and C were predetermined by the Purchase and Sale Agreement and the net proceeds will be used to fund enforceable obligations through the ROPS process, or distributed to the County Auditor-Controller for distribution among the taxing entities. Blocks F and G will be transferred to the District for government use as a public hospital. Portions of the Circle S properties will be dedicated to the City of San Pablo for government use as public streets and trails.

## Properties to be Sold by LSA

The following seven properties are proposed to be offered for sale. A description of the properties and aerial maps are presented in this section.

### PROPERTY 6: POWELL PLACE

**Address:** 1800 23RD Street and 1821 Powell Street

**APNs:** 411 100 021 and 411 100 028

**Total Property Size:** 24,880 Square Feet

**Attachment 1 Parcels:** 18-19



The Former RDA acquired the Powell Place property in 2006 for \$1,305,000 to facilitate the development of a mixed use project with retail uses on the ground floor and moderate income housing units on upper floors. The Former RDA entered into a Disposition and Development Agreement (DDA) with a developer for construction of such a project, but the disposition of the site was not finalized and the DDA was terminated in 2008 due to the economic slowdown. The project was included in the Former RDA's Implementation Plan (see Attachment 2).



The following pro forma illustrates that a small, but dense, mixed-use development may be feasible if a variety of current market conditions hold true, including the high demand for multi-family units, which is reflected in the very low capitalization rate of 4 percent, currently experienced in the greater market area. Additionally, comparable sales were analyzed, though few exist for properties of both similar size and use, so parcels of similar size were selected to estimate value, resulting in an approximate sales value of \$1.1 million.

The LSA intends to approach developers that may be best positioned to develop the property for mixed use as a means to dispose of the site for the highest and best use. The LSA does not intend to hold the property, but will seek to maximize value through mixed use development if possible.

Comparable Sales Analysis - Powell Place

Recent Sales - City of San Pablo	Property Type	Sale Date	SqFt	Price	Price/SqFt
1 5114 Wall Ave Richmond	Residential Land	3/25/2009	15,682	\$650,000	\$41
2 Cutting Blvd Richmond	Commercial Land	12/22/2008	17,850	\$450,000	\$25
3 6431-6495 Portola Dr El Cerrito	Mixed Use	7/1/2009	40,857	\$2,900,000	\$71
Subject Powell Place	Vacant Commercial Land	Not Listed	24,880	\$1,141,479	\$46

Source: CoStar, October 2013

**Property Management Plan: Property 6 is to be sold by the LSA.** Upon DOF approval of the PMP, the LSA proposes to market Property 6 for up to three years to potential buyers that would facilitate the mixed-use development described in the Implementation Plan, as this is the highest and best use for the property, and therefore will ultimately generate the greatest benefit to the taxing agencies through growth in assessed value. The value of the property will ultimately be determined by the possible re-use of the Powell Place property and the real estate market. Net proceeds of any sale will be used to fund enforceable obligations through the ROPS process, or remitted to the County Auditor-Controller for distribution among the taxing entities.

**Financial Pro Form**

**Powell Plnco - 4,660 SF of Class A Good Retail, 14,000 SF of Class A Good Residential Units, 28 Parking Spaces In Class A/B Underground Parking Garage, 16 Surface Spaces**

**Project Scope**

Proposed Project	SF	Units
Retail Building Area	4,660	
Residential Building Area	14,000	14
Underground Parking	4,665	28
Surface Parking	2,548	16

**Project Revenue**

Retail Property Lease Revenue	\$ Per SF/Mo	SF	Total Revenue
Retail Property Lease Revenue	1.29	4,660	\$72,137
(Less) Vacancy	3.4%		(\$2,453)
(Less) Sales and Marketing	2.0%		(\$1,443)
<b>Net Operating Income</b>			<b>\$68,241</b>
Capitalization Rate			4.9%
<b>Capitalized Value</b>			<b>\$1,399,824</b>

Residential Property Lease Revenue	\$ Per SF/Mo	SF	Total Revenue
Residential Property Lease Revenue	1.96	14,000	\$329,280
(Less) Vacancy	5.0%		(\$16,464)
(Less) Sales and Marketing	2.0%		(\$6,586)
<b>Net Operating Income</b>			<b>\$306,230</b>
Capitalization Rate			4.0%
<b>Capitalized Value</b>			<b>\$7,655,760</b>

**Total Project Value** **\$9,055,584**

**Project Costs**

<b>Acquisition Cost</b>			
Land Acquisition			0.00
<b>Total Land Acquisition</b>		<b>Total</b>	<b>\$0</b>

Construction Costs	Quantity	Cost Per Unit	Total Cost
Demolition	0 lot sf	\$0.00 / lot sf	\$0
Retail Building	4,660 bldg sf	\$183.12 / bldg sf	\$853,357
Residential Building	14,000 bldg sf	\$213.16 / bldg sf	\$2,984,213
Underground Parking	4,665 sf	\$129.99 / sf	\$606,382
Surface Parking	16 space	\$1,417.76 / space	\$22,023
<b>Direct Cost Subtotal</b>			<b>\$4,465,975</b>

Miscellaneous Construction Costs	% of Construction	Total Cost
General Conditions	4.0% of direct	\$178,639
Wrap Insurance	2.0% of direct	\$89,319
Construction Contingency	8.0% of direct	\$357,278
Contractor Fee	6.0% of construct	\$305,473
<b>Miscellaneous Construction Cost Subtotal</b>		<b>\$930,709</b>

**Total Construction** **\$5,396,684**

Fees & Permits	% of Construction	Total Cost
Public Permits and Fees	5.0% of construct.	\$269,834

Other Soft Costs	% of Construction	Total Cost
Architect & Engineering Fees	3.5% of construct.	\$188,884
Processing, Holding, Warranty	1.1% of construct.	\$59,364
Taxes	1.2% of construct.	\$64,760
Builder G&A / Mgmt	3.0% of construct.	\$161,901
Developer Fee	8.0% of construct.	\$431,735
Soft Contingency	4.0% of total soft	\$47,059
<b>Other Soft Cost Total</b>		<b>\$953,702</b>

**Total Soft Costs** **\$1,223,536**

**Construction and Soft Costs** **\$6,620,220**

Financing	% of Financing Rate	Term (Mos.)	Outstanding	Total Cost
Construction Loan Interest	70% 6.00%	18	60%	\$250,244
Equity Return During Construction	30% 8.50%	18	100%	\$253,223

**Total Financing** **\$503,468**

**Total Project Costs** **\$7,123,688**

**Net Profit (Loss)** **\$1,931,896**

**PROPERTY 7: LEAD-BY-LEAD**

**Address:** 14427 San Pablo Avenue  
**APN:** 412 230 010  
**Total Property Size:** 5,000 Square Feet  
**Attachment 1 Parcel:** 20



The Former RDA acquired Property 7 in June 2010 through a settlement agreement that concluded an eminent domain action. Property 7 sits between several properties owned by a single property owner, who proposed a 16,000 square foot mixed-use development on an assembled site. The Former RDA determined the proposed project would be in the public's best interest and would fulfill goals of the Redevelopment Plan and the Implementation Plan. The property was acquired for the appraised \$200,000 to facilitate redevelopment. The proposed project did not come to fruition due to limitations in the real estate and lending markets at the time, followed by the enactment of the Dissolution Act in 2011.

Because the property was purchased through eminent domain following the enactment of Senate Bill 1650 in 2006, it is subject to certain procedural requirements if it is not used for the public use stated in the resolution of necessity. The property was acquired for the purpose of aggregating parcels in order to develop a commercial and residential mixed-use project. If not sold for that purpose by 2020, a new resolution of necessity must be adopted and other procedural requirements would apply.

Due to the restrictions on the use of the property, the LSA will first seek to sell the property to the adjacent land owner for development of a mixed-use project as envisioned at the time of acquisition. If an agreement for such a sale is not finalized within 3 years following DOF approval of this PMP, the LSA will review the requirements for a sale on the open market.

A comparable sales analysis was conducted, with results shown below.

Comparable Sales Analysis - Lead-by-Lead

Recent Sales - City of San Pablo	Property Type	Sale Date	SqFt	Price	Price/SqFt
1 2611 RumRill Blvd	Commercial Land	2/11/2013	2,909	\$20,000	\$7
2 1927 23rd St Richmond	Commercial Land	3/19/2013	9,526	\$110,000	\$12
3 2050 Muir Ave San Pablo	Commercial Land	9/4/2008	3,693	\$235,000	\$64
<b>Subject 14427 San Pablo Blvd</b>	<b>Vacant Commercial Land</b>	<b>Not Listed</b>	<b>5,000</b>	<b>\$136,761</b>	<b>\$27</b>

Source: CoStar, October 2013

Comparable sales were limited, resulting in an estimated per square foot value of \$27, for a total value of approximately \$137,000. Additionally, a residual value analysis was conducted based on a small mixed use project with 5,000 square feet of retail and 9,000 square feet of multi-family units. This development assumes land assembly as originally envisioned by the Former RDA, and results in a pro-rata value of \$273,000 for the parcel.

**Financial Pro Forma**

**Load-by-Load Site - 5,000 SF of Class C Good Retail, 9,000 SF Residential**

*Assumes Site Assembly*

**Project Scope**

<i>Proposed Project</i>	<i>SF</i>	<i>Stalls</i>
Total Building Area	5,000	
Residential Building Area	9,000	
Surface Parking	10,901	34

**Project Revenue**

<i>Retail</i>	<i>\$ Per SF/Mo</i>	<i>SF</i>	<i>Total Revenue</i>
Total Property Lease Revenue	1.29	5,000	\$77,400
(Less): Vacancy	3.4%		(\$2,632)
(Less): Sales and Marketing	2.0%		(\$1,548)
<b>Net Operating Income</b>			<b>\$73,220</b>
Capitalization Rate			7.50%
<b>Capitalized Value</b>			<b>\$976,272</b>

<i>Residential Property Lease Revenue</i>	<i>\$ Per SF/Mo</i>	<i>SF</i>	<i>Total Revenue</i>
Residential Property Lease Revenue	1.96	9,000	\$211,680
(Less): Vacancy	5.0%		(\$10,584)
(Less): Sales and Marketing	2.0%		(\$4,234)
<b>Net Operating Income</b>			<b>\$186,862</b>
Capitalization Rate			4.0%
<b>Capitalized Value</b>			<b>\$4,921,560</b>

**Total Project Value** **\$5,897,832**

**Project Costs**

**Acquisition Cost**

Land Acquisition		\$0
<b>Total Land Acquisition</b>	<b>Total</b>	<b>\$0</b>

<i>Construction Costs</i>	<i>Quantity</i>	<i>Cost Per Unit</i>	<i>Total Cost</i>
Demolition	1,000 lot sf	\$4.72 / lot sf	\$4,720
Retail Building	5,000 bldg sf	\$147.73 / bldg sf	\$738,656
Residential Building	9,000 bldg sf	\$213.16 / bldg sf	\$1,918,423
Parking (Surface)	10,901 sf	\$8.56 / sf	\$93,271
<b>Direct Cost Subtotal</b>			<b>\$2,755,070</b>

<i>Miscellaneous Construction Costs</i>	<i>% of Construction</i>	<i>Total Cost</i>
General Conditions	4.0% of directs	\$110,203
Wrap Insurance	2.0% of directs	\$55,101
Construction Contingency	8.0% of directs	\$220,406
Contractor Fee	6.0% of construc.	\$188,447
<b>Miscellaneous Construction Cost Subtotal</b>		<b>\$574,157</b>

**Total Construction** **\$3,329,227**

<i>Fees &amp; Permits</i>	<i>% of Construction</i>	<i>Total Cost</i>
Public Permits and Fees	5.0% of construc.	\$166,461

<i>Other Soft Costs</i>	<i>% of Construction</i>	<i>Total Cost</i>
Architect & Engineering Fees	3.5% of construc.	\$116,523
Processing, Holding, Warranty	1.1% of construc.	\$36,621
Taxes	1.2% of construc.	\$39,951
Builder G&A / Mgmt.	3.0% of construc.	\$99,877
Developer Fee	8.0% of construc.	\$266,338
Soft Contingency	4.0% of total soft	\$29,031
<b>Other Soft Cost Total</b>		<b>\$588,341</b>

**Total Soft Costs** **\$754,802**

**Construction and Soft Costs** **\$4,084,029**

<i>Financing</i>	<i>% of Financing Rate</i>		<i>Term (Mos.)</i>	<i>Outstanding</i>	<i>Total Cost</i>
Construction Loan Interest	70%	6.00%	18	60%	\$154,376
Equity Return During Construction	30%	8.50%	18	100%	\$156,214

**Total Financing** **\$310,590**

**Total Project Costs** **\$4,394,619**

<b>Net Profit (Loss)</b>	<b>\$1,503,213</b>
<b>Net Profit Associated with LSA Owned Parcel (Pro Rata Share)</b>	<b>\$263,311</b>



The residual land value based on the above analysis is \$273,300, assuming property assembly; however, the LSA does not control the adjacent parcels. A small commercial development on the parcel alone is likely to yield a lower value.

**Property Management Plan: Property 7 is to be sold by the LSA.** Upon DOF approval of this PMP, the LSA proposes to approach the adjacent property owner to negotiate a sale of the property to facilitate development of a larger project to the benefit of the property owner and the affected taxing entities. Consolidation with the adjoining parcels will also and ensure disposition is performed within any limitations related to the acquisition. The LSA proposes to spend up to 3 years negotiating such a sale. If such a sale does not occur, the LSA would follow the requirements for a sale of the property as a single parcel with no assembly potential which would realize minimal revenues based upon the parcel's small size, which restricts development. In any event, net proceeds of the sale will be used to fund enforceable obligations through the ROPS process, or remitted to the County Auditor-Controller for distribution among the taxing entities.

## PROPERTY 8: MISSION PLAZA

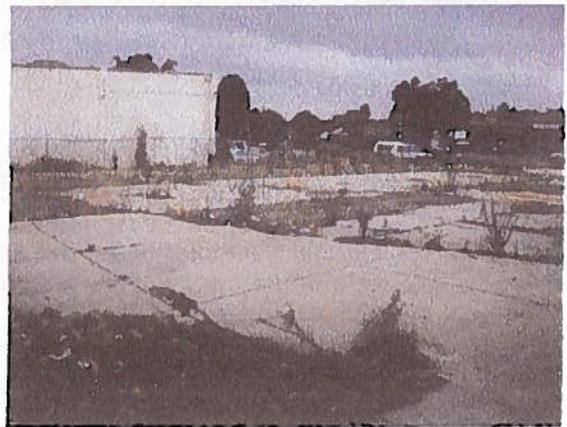
**Address:** 14501, 14535, and 14555  
San Pablo Avenue

**APNs:** 413 352 017, 413 352 013, and 413 352 012  
respectively

**Total Property Size:** 36,787 Square Feet

**Attachment 1 Parcels:** 21-23

Property 8 is comprised of three parcels, two of which are vacant, and one with a small, leased retail building. This development generates approximately \$130,000 in lease revenues per year, which remain with the property management company for operations and maintenance costs. It is the site of a project proposed by the Former RDA in 2009, as documented in the Implementation Plan (see Attachment 2). The proposed project is made up of the subject properties and the privately-owned adjacent parcel. The proposed project consists of up to 15,000 square feet of ground-floor retail and 80 housing units dedicated for international students at Contra Costa College and surrounding institutions. Dedicated housing options within close proximity to Contra Costa College would enable additional recruitment of international students to the San Pablo campus.



The mixed-use project stalled upon the dissolution of the Former RDA. However, some of the original participating parties remain interested in seeing the project completed. In order to help achieve this, upon approval of the PMP, the LSA will sell the property to the neighboring property owner, or a developer, for the property's fair reuse value, which will be determined at the time of sale by the LSA and the purchaser.

In order to provide an estimated value, a comparable sales analysis and a residual value analysis were conducted. If sold without assembly for a larger project, the parcels would have a sales value of about \$1 million in total based on comparable sales. If assembled to develop the proposed Mission Plaza Project or similar development, the value of the property may be worth up to \$2.8 million under current market conditions, which are significantly influenced by the high demand for multi-family housing reported for the greater area by CBRE. Such value is only achievable if the adjacent, privately-owned parcel can be incorporated into redevelopment of the site, and if the demand for multi-family housing remains strong.

Comparable Sales Analysis - Mission Plaza

Recent Sales - City of San Pablo	Property Type	Sale Date	SqFt	Price	Price/SqFt
1 2611 RumRill Blvd	Commercial Land	2/11/2013	2,909	\$20,000	\$7
2 1927 23rd St Richmond	Commercial Land	3/19/2013	9,526	\$110,000	\$12
3 2050 Muir Ave San Pablo	Commercial Land	9/4/2008	3,693	\$235,000	\$64
Subject Mission Plaza Parcels	Commercial Land	Not Listed	36,787 In Total	\$1,006,204	\$27

Source: CoStar, October 2013

**Property Management Plan: Property 8 is to be sold by the LSA.** Upon DOF approval of the PMP, the LSA will actively market Property 8 to the neighboring property owner, Contra Costa College, and/or other private developer to build student housing. The LSA will negotiate a sale based upon feasible development of the site with the Mission Plaza Project, and a fair reuse value. If the sale of Property 8 for such a development is determined to be infeasible after 3 years of negotiation, the LSA will sell the property on the open market. Net proceeds of any sale will be used to fund enforceable obligations through the ROPS process, or remitted to the County Auditor-Controller for distribution among the taxing entities.

**Financial Pro Forma**

Mission Plaza - 15,000 SF of Class A Good Retail, 60,000 SF of Class A Residential Units, 80 Parking Spaces in Class B Good Parking Garage

Note: Assumes Adjacent, Privately Owned Parcel Included

**Project Scope**

Proposed Project	SF	Stories	Footprint	Stalls
Total Building Area	15,000	1	15,000	
Residential Building Area	55,000			
Above-Ground Parking	32,500	2	16,250	100
<b>Total</b>	<b>102,500</b>		<b>31,250</b>	

**Project Revenue**

Commercial	Cost Per Unit	Total Revenue
Gross Annual Retail Property Lease Revenue	\$1.50 / sf / mo	\$270,000
(Less): Vacancy	5.0% gross income	\$13,500
Gross Effective Income		\$256,500
(Less): Operating Expenses	8.0% gross effective income	(\$20,520)
(Less): Property Management	5.0% gross effective income	(\$12,825)
(Less): Reserves	2.0% gross effective income	(\$5,130)
<b>Total Expenses</b>		<b>(\$38,475)</b>
<b>Net Operating Income</b>		<b>\$218,025</b>
Capitalization Rate	4.875%	
<b>Capitalized Value</b>		<b>\$4,472,308</b>

Residential	Cost Per Unit	Total Revenue
Gross Annual Residential Rental Income: 71 Units @ \$2,000/month	\$2.67 \$2,000 / unit / mo	\$1,704,000
Gross Annual Residential Rental Income: 9 Units @ \$1,400/month	\$2.06 \$1,400 / unit / mo	\$151,200
(Less): Vacancy	5.0% gross revenue	(\$92,760)
(Less): Property Management	35.0% gross revenue	(\$649,320)
<b>Net Operating Income</b>		<b>\$1,113,120</b>
Capitalization Rate	4.00%	
<b>Capitalized Value</b>		<b>\$27,828,000</b>

**Total Project Value** **\$32,300,308**

**Project Costs**

Acquisition Costs	Quantity	Cost Per Unit	Total Cost
Land Acquisition	land sf	sf of land	\$0
Demolition	40,000 bldg sf	\$4.72 / bldg sf	\$188,800
Abatement (lead paint and asbestos)	20,000	\$20.65	\$413,000
Contamination Abatement	13,700	\$15.00	\$205,500
<b>Total Land Acquisition</b>		<b>Total</b>	<b>\$807,300</b>

Construction Costs	Quantity	Cost Per Unit	Total Cost
Off-site/Infrastructure/Utilities	68,847 parcel sf	\$2.50 / parcel sf	\$172,118
Site Costs (including landscaping)	68,847 parcel sf	\$9.00 / parcel sf	\$619,623
Structured Parking	32,500 pkg sf	\$ 94.87 / pkg sf	\$3,083,395
Retail Portion	15,000 bldg sf	\$ 182.48 / bldg sf	\$2,737,171
Residential Portion	55,000 bldg sf	\$ 215.09 / bldg sf	\$11,829,809
Furniture Fixtures & Equipment	80 res. units	\$1,200.00 / res. units	\$96,000
Tenant Improvement Allowance: Retail Building Cost	10,000 bldg sf	\$30.00 / bldg sf	\$300,000
General Contractor Overhead & Profit	70,000 bldg sf	\$8.00 / bldg sf	\$560,000
<b>Total Construction</b>			<b>\$19,398,115</b>

Soft Costs	% of Construction	Total Cost
Professional/Consultant Fees	4.0% of construc.	\$775,925
Public Permits & Fees	5.0% of construc.	\$969,806
Testing & Inspections	Allowance of construc.	
Taxes, Insurance, Legal & Accounting	3.5% of construc.	\$678,934
Marketing	0.5% of construc.	\$96,991
Leasing Commission	Allowance of construc.	
Developer Fee (Administration & Overhead)	4.0% of construc.	\$775,925
Soft Contingency	10.0% of construc.	\$1,939,812
<b>Total Soft Costs</b>		<b>\$5,237,491</b>

Financing	% of Financing Rate	Total Cost
Construction Financing	5.3% of constr.	\$14.69 / bldg sf
Financing Fees	2.7% of constr.	\$7.48 / bldg sf
<b>Total Financing</b>	<b>8.0%</b>	<b>\$1,551,849</b>

**Total Project Costs** **\$26,994,756**

**Net Profit (Loss)** **\$5,305,552**  
**Net Profit Associated with LSA Owned Parcels (Pro Rata Share)** **\$2,832,914**

**PROPERTY 9: 2030 BROADWAY**

**Address:** 2030 Broadway Street

**APN:** 412 201 008

**Total Property Size:** 3,647 Square Feet

**Attachment 1 Parcel:** 24

The Former RDA purchased this property in 1982 for street improvements that would allow increased public safety and better traffic flow in the busy intersection of Rumrill Boulevard and Broadway Street. The LSA has been conducting basic weed abatement and debris clean-up to keep the property in reasonable condition.



The property is a corner parcel, with unusually-angled, large bordering streets in an R-3 zone. Pursuant to Zoning Code Sections 17.10.040 and 17.10.050, the 3,647 square foot lot does not meet the minimum lot size standards of an R-3 zone, nor an R-2 zone, so its development is restricted to the development standards of an R-1 zone, which requires a 20-foot setback from both Broadway and Rumrill, and a 15-foot rear setback. These requirements serve to essentially eliminate the possibility of development on this parcel (a total of approximately 270 square feet are developable). The adjacent property owner could potentially benefit from the additional land for the possible purposes of landscaping, or onsite parking, but is unlikely to generate additional revenue from it at this time. Current market rents in the area make complete redevelopment of the site unlikely; in other words, it would cost the adjacent property owner far more to tear down the existing apartment building and rebuild using Property 9 than could be recouped in increased rents.



**Property Management Plan:** Property 9 is to be sold by the LSA. The parcel is virtually undevelopable without lot consolidation, so it has no value alone. The LSA proposes to market the property to the adjacent property owner for the purpose of consolidation, which is the most logical option, despite the minimal utility Property 9 offers. Should the adjacent owner not be interested in acquisition, the property will be sold on the open market, likely at auction. Due to zoning restrictions and market conditions that make the lot virtually undevelopable, any potential revenues as a result of the sale are expected to be insignificant, but any net proceeds would be either used to fund enforceable obligations through the ROPS process, or distributed to the County Auditor-Controller for distribution among the taxing entities.

**PROPERTY 10: 1411 RUMRILL BLVD**

**Address:** 1411 Rumrill Blvd  
**APN:** 410 021 021, 410 021 026, 410 021 028  
**Total Property Size:** 88,427 Square Feet  
**Attachment 1 Parcels:** 25-27



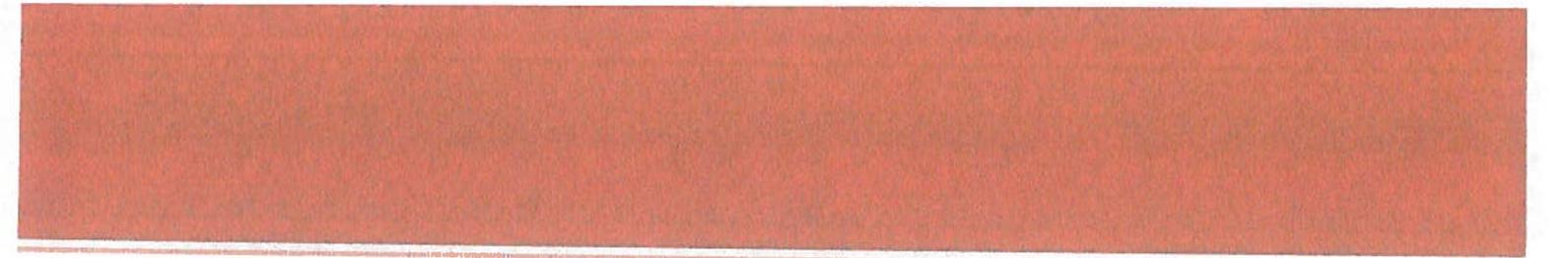
Property 10 was acquired in April 2000 for \$415,000 for development of the City’s Corporation yard, where heavy equipment such as street sweepers, dump trucks, the city’s car fleet gas station and other maintenance station services would have been located. That plan never came to fruition and the LSA proposes to sell the subject property through the PMP process.

Ultimately, the real estate market will dictate the final sales price, but a residual land value analysis has been included on the following page in order to estimate the value of the subject property. The analysis proposed a development of about 35,000 square feet of retail, and the resulting residual land value was negative \$1.5 million. Based on the most recent sales of similarly sized commercial land, a notably limited number, the sale value is estimated at approximately \$20 per square foot, or about \$1.7 million for Property 10. It must also be noted that while the zoning allows for a variety of commercial development, the General Plan currently designates the site as Institutional. This designation will need to be changed prior to commercial development. With a negative residual land value for retail use and General Plan land use restrictions in place, the LSA will have to rely on the real estate market to dictate an appropriate sales price.

**Comparable Sales Analysis - 1411 Rumrill**

Recent Sales - City of San Pablo	Property Type	Sale Date	SqFt	Price	Price/SqFt
1 Columbia Blvd Richmond	Commercial Land	9/17/2010	90,169	\$1,750,000	\$19
2 San Pablo Ave San Pablo	Commercial Land	7/6/2010	97,139	\$1,161,322	\$12
3 13577 San Pablo Ave San Pablo	Commercial Land	10/14/2010	109,336	\$3,200,000	\$29
Subject 1411 Rumrill	Vacant Commercial Land	Not Listed	83,717	\$1,691,944	\$20

Source: CoStar, October 2013



**Property Management Plan: Property 10 is to be sold by the LSA.** Upon DOF approval of the PMP, the LSA will sell the property on the open real estate market. The value of the property will ultimately be determined by the real estate market. The net proceeds of the sale will be used to fund enforceable obligations through the ROPS process, or remitted to the County Auditor-Controller for distribution among the taxing entities.

**Financial Pro Forma**

1411 Rumrill - 35,371 SF of Class C Good Retail, 118 Average Surface Parking Spaces

**Project Scope**

<i>Proposed Project</i>	<i>SF</i>	<i>Stalls</i>
Retail Building Area	35,371	
Surface Parking	19,536	118

**Project Revenue**

<i>Retail</i>	<i>\$ Per SF/Mo</i>	<i>SF</i>	<i>Total Revenue</i>
Retail Property Lease Revenue	1.29	35,371	\$547,540
(Less): Vacancy	3.4%		(\$18,780.62)
(Less): Sales and Marketing	2.0%		(\$10,950.80)
<b>Net Operating Income</b>			<b>\$517,809</b>
Capitalization Rate			7.50%
<b>Capitalized Value</b>			<b>\$6,904,114</b>

**Project Costs**

<i>Acquisition Cost</i>	<i>Total</i>
Land Acquisition	\$0
<b>Total Land Acquisition</b>	<b>\$0</b>

<i>Construction Costs</i>	<i>Quantity</i>	<i>Cost Per Unit</i>	<i>Total Cost</i>
Demolition	0 lot sl	\$0.00 / lot sl	\$0
Retail Building	35,371 bldg sl	\$145.21 / bldg sl	\$5,136,072
Parking (Surface)	19,536 sl	\$8.56 / sl	\$167,158
<b>Direct Cost Subtotal</b>			<b>\$5,303,229</b>

<i>Miscellaneous Construction Costs</i>	<i>% of Construction</i>	<i>Total Cost</i>
General Conditions	4.0% of directs	\$212,129
Wrap Insurance	2.0% of directs	\$106,065
Construction Contingency	8.0% of directs	\$424,258
Contractor Fee	6.0% of construc.	\$362,741
<b>Miscellaneous Construction Cost Subtotal</b>		<b>\$1,105,193</b>

<b>Total Construction</b>	<b>\$6,408,422</b>
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<i>Fees &amp; Permits</i>	<i>% of Construction</i>	<i>Total Cost</i>
Public Permits and Fees	5.0% of construc.	\$320,421

<i>Other Soft Costs</i>	<i>% of Construction</i>	<i>Total Cost</i>
Architect & Engineering Fees	3.5% of construc.	\$224,295
Processing, Holding, Warranty	1.1% of construc.	\$70,493
Taxes	1.2% of construc.	\$76,901
Builder G&A / Mgmt.	3.0% of construc.	\$192,253
Developer Fee	8.0% of construc.	\$512,674
Soft Contingency	4.0% of total soft	\$55,881
<b>Other Soft Cost Total</b>		<b>\$1,132,496</b>

<b>Total Soft Costs</b>	<b>\$1,452,918</b>
-------------------------	--------------------

<b>Construction and Soft Costs</b>	<b>\$7,861,340</b>
------------------------------------	--------------------

<i>Financing</i>	<i>% of Financing Rate</i>		<i>Term (Mos.)</i>	<i>Outstanding</i>	<i>Total Cost</i>
Construction Loan Interest	70%	6.00%	18	60%	\$297,159
Equity Return During Construction	30%	8.50%	18	100%	\$300,696

<b>Total Financing</b>	<b>\$597,855</b>
------------------------	------------------

<b>Total Project Costs</b>	<b>\$8,459,195</b>
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<b>Net Profit (Loss)</b>	<b>(\$1,555,081)</b>
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## PROPERTY 11: PACIFIC RIVER SUPPLY SITE

**Address:** 3400 San Pablo Dam Road

**APN:** 420 120 012

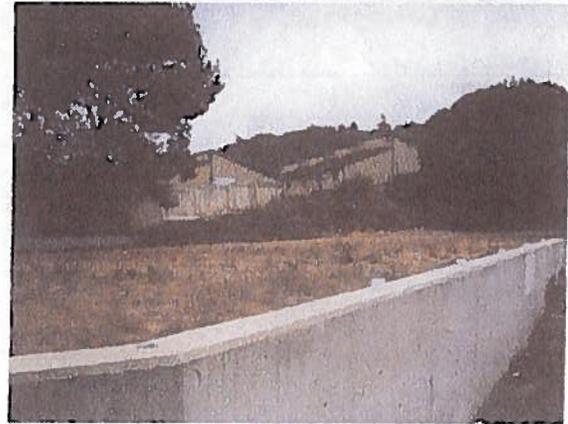
**Total Property Size:** 25,265 Square Feet

**Attachment 1 Parcel:** 28

Property 11 has been the subject of two recent development proposals. Pursuant to a 2004 Lease and Agreement for Development and Purchase of Land, the property was to be developed with a small retail and warehouse facility, but only minor improvements to the property were made before the lease expired in 2008. Later that year, the Former RDA entered into a DDA for Property 11 with the then-new owner of the adjacent shopping center for the development of a commercial building; the DDA was terminated in 2009 after the developer was unable to identify tenants for the proposed building.

At this time, no viable development proposals have been presented, and the LSA is not obligated to retain the property for any reason. Upon approval of the PMP, the LSA will sell the property on the open real estate market.

Ultimately, the real estate market will dictate the final sales price, but a residual land value analysis has been included in order to estimate the value of the subject property to a developer. The analysis proposes to develop the site with about 13,000 square feet of retail, and limited additional parking, as some developed parking is already included in the parcel. The resulting residual land value is negative \$560,000. Note that the residual value of the property is based on development potential. Based on limited available sales comparables resulting in a value of \$46 per square foot, sale value could be up to \$1.16 million. With a negative residual land value, the LSA will have to rely on the open real estate market to dictate an appropriate sales price.



Comparable Sales Analysis - Pacific River Supply Site

Recent Sales - City of San Pablo	Property Type	Sale Date	SqFt	Price	Price/SqFt
1 5114 Wall Ave Richmond	Residential Land	3/25/2009	15,682	\$650,000	\$41
2 Cutting Blvd Richmond	Commercial Land	12/22/2008	17,850	\$450,000	\$25
3 6431-6495 Portola Dr El Cerrito	Mixed Use	7/1/2009	40,857	\$2,900,000	\$71
Subject Pacific River Supply		Not Listed	25,265	<b>\$1,159,143</b>	<b>\$46</b>
	Vacant Commercial Land				

Source: CoStar, October 2013

**Property Management Plan: Property 11 is to be sold by the LSA.** Following DOF approval of the PMP, the LSA will sell the property on the open real estate market. The value of the property will be determined by the real estate market. The net proceeds of the sale will be used to fund enforceable obligations through the ROPS process, or remitted to the County Auditor-Controller for distribution among the taxing entities

**Financial Pro Forma**

**Pacific River Supply Site - 13,000 Square Feet Retail Development**

**Project Scope**

<i>Proposed Project</i>	<i>SF</i>	<i>Stalls</i>
Retail Building Area	13,000	
Surface Parking	16	limited parking already developed on parcel

**Project Revenue**

<i>Retail</i>	<i>\$ Per SF/Mo</i>	<i>SF</i>	<i>Total Revenue</i>
Retail Property Lease Revenue	1.29	13,000	\$201,240
(Less) Vacancy	3.4%		(\$6,842)
(Less) Sales and Marketing	2.0%		(\$4,025)
<b>Net Operating Income</b>			<b>\$190,373</b>
Capitalization Rate			7.50%
<b>Capitalized Value</b>			<b>\$2,538,307</b>

**Project Costs**

**Acquisition Cost**

Land Acquisition		\$0
<b>Total Land Acquisition</b>	<b>Total</b>	<b>\$0</b>

<i>Construction Costs</i>	<i>Quantity</i>	<i>Cost Per Unit</i>	<i>Total Cost</i>
Demolition	0 lot sl	\$0.00 / lot sl	\$0
Retail Building	13,000 bldg sl	\$146.09 / bldg sl	\$1,899,126
Parking (Surface)	5,281 sl	\$8.56 / sl	\$45,187
<b>Direct Cost Subtotal</b>			<b>\$1,944,313</b>

<i>Miscellaneous Construction Costs</i>	<i>% of Construction</i>	<i>Total Cost</i>
General Conditions	4.0% of directs	\$77,773
Wrap Insurance	2.0% of directs	\$38,886
Construction Contingency	8.0% of directs	\$155,545
Contractor Fee	6.0% of construc.	\$132,991
<b>Miscellaneous Construction Cost Subtotal</b>		<b>\$405,195</b>

<b>Total Construction</b>		<b>\$2,349,508</b>
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<i>Fees &amp; Permits</i>	<i>% of Construction</i>	<i>Total Cost</i>
Public Permits and Fees	5.0% of construc.	\$117,475

<i>Other Soft Costs</i>	<i>% of Construction</i>	<i>Total Cost</i>
Architect & Engineering Fees	3.5% of construc.	\$82,233
Processing, Holding, Warranty	1.1% of construc.	\$25,845
Taxes	1.2% of construc.	\$28,194
Builder G&A / Mgmt.	3.0% of construc.	\$70,485
Developer Fee	8.0% of construc.	\$187,961
Soft Contingency	4.0% of total soft	\$20,488
<b>Other Soft Cost Total</b>		<b>\$415,205</b>

<b>Total Soft Costs</b>		<b>\$532,680</b>
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<b>Construction and Soft Costs</b>		<b>\$2,882,188</b>
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<i>Financing</i>	<i>% of Financing Rate</i>	<i>Term (Mos.)</i>	<i>Outstanding</i>	<i>Total Cost</i>	
Construction Loan Interest	70%	6.00%	18	60%	\$108,947
Equity Return During Construction	30%	8.50%	18	100%	\$110,244

<b>Total Financing</b>				<b>\$219,190</b>
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<b>Total Project Costs</b>		<b>\$3,101,379</b>
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<b>Net Profit (Loss)</b>		<b>(\$162,971)</b>
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**PROPERTY 12: DRIVEWAY PROPERTY**

**Address:** 2875 17th Street

**APN:** 413 220 036

**Total Property Size:** 1,200 Square Feet

**Attachment 1 Parcel:** 29

Property 12 was sold to a neighboring property owner for use as a driveway in 1982, and funds for the transaction were collected by the Former RDA. Unfortunately, title was not correctly transferred to the current owner following the transaction. As shown in the picture, Property 12 is actively used as a driveway for a single family residence. The Grant Deed is included as Attachment 4.

**Property Management Plan:** Property 12 is to be Properly Transferred to the Existing Property Owner. This property has already been sold and is being used as a residential driveway. Upon DOF approval of the PMP, the LSA will properly transfer title to the current owner.



**PROPERTY 13: WILLOW ROAD MOBILE HOME PARK LEASE**

**Address:** 2885 Willow Road

**APN:** 417 090 012 (portion), 417 090 013

**Total Property Size:** 154,490 Square Feet  
(approximated)

**Attachment 1 Parcels:** 30-31

Property 13 is unique in this PMP as it is not fee ownership of a parcel, but a ground lease. In 1987, the Former RDA entered into a ground lease agreement with the Roman Catholic Bishop of Oakland for land adjacent to a cemetery as a part of a relocation effort for approximately 40 mobile home units. The mobile home park is now occupied by approximately 38 senior residents paying affordable rents of \$300-500 per month. All rent revenues are held by the property management company to pay maintenance costs and property taxes. The existing lease has a termination date of December 31, 2014, but also provides for a 5-year renewal term. The Roman Catholic Bishop of Oakland has not expressed any interest in discontinuing the lease arrangement.



*Boundary approximated based upon lease agreement illustration and locations of mobile homes. Leased area does not correlate with specific parcels.*

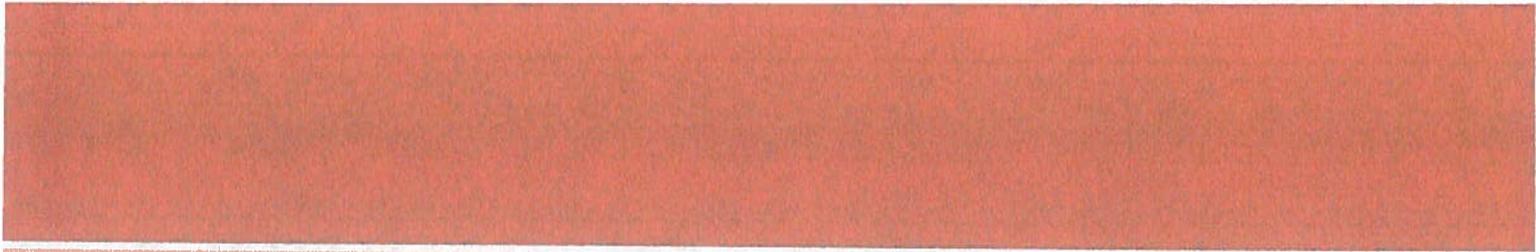
The LSA will assign its leasehold interest to the City through an assignment and assumption agreement, wherein the LSA would assign the lease to the City, and the City would take action to assume it. The City would continue to operate what has become an important affordable housing resource.

**Property Management Plan: Property 13 is to be Transferred to the City Through Assignment and Assumption of the Lease.**



Retention of Properties for Future Development

There are no properties to be retained for future development purposes by the LSA in this PMP.



## **Attachments**

- 1. Property Inventory (DOF) Form**
- 2. Adopted Five-Year Redevelopment Implementation Plan**
- 3. West Contra Costa Health Care District Resolution of Support (Property 5)**
- 4. Grant Deed (Property 12)**

# Attachment 1 – Property Inventory Worksheet (DOF Form)

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## Attachment 2 – Adopted Five-Year Redevelopment Implementation Plan

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**Redevelopment**

**Agency of the  
City of San Pablo**

City of San Pablo

Community Services Department

13831 San Pablo Avenue

San Pablo, California 94806

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**Tenth Township Redevelopment Project**

**Legacy Redevelopment Project**

**Five-Year Implementation Plan**

**2010 – 2014**

Resolution No. R2010-026

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Tenth Township Redevelopment Project  
Legacy Redevelopment Project  
Five-Year Implementation Plan

**ACKNOWLEDGEMENTS**

Redevelopment Agency Board

**Chair**

GENOVEVA GARCIA CALLOWAY

**Vice-Chair**

PAUL V. MORRIS

**Members**

ARTURO M. CRUZ  
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MATT RODRIGUEZ

**Executive Director/City Manager**

KELSEY D. WORTHY

**Assistant Executive Director/Assistant City Manager**

Staff

SONIA RIVAS

**Redevelopment Analyst**



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## **EXECUTIVE SUMMARY**

This document constitutes the 2010 through 2014 ("Planning Period") Implementation Plan ("Plan") for the Tenth Township and Legacy Redevelopment Project Areas ("Project Areas") administered by the Redevelopment Agency of the City of San Pablo ("Agency"). This is the fourth in a series of redevelopment implementation plans mandated since 1994 by the State legislature's adoption of Assembly Bill (AB) 1290, which required that a redevelopment agency administering a redevelopment plan prepare and adopt a new implementation plan for its project area every five years.

This Plan was prepared pursuant to Health and Safety Code Sections 33490(a)(1) and 33413(b)(4). The principal goal of the implementation plan is to guide an agency in implementing its redevelopment program to help eliminate blighting influences. In addition, the affordable housing component of the implementation plan provides a mechanism for a redevelopment agency to monitor its progress in meeting both its affordable housing obligations and the affordable housing needs of the community.

In effect, the Plan is a guide, incorporating the goals, objectives, and potential programs of the Agency for the planning period. The Plan intended to be flexible so the Agency may adjust to real estate trends and opportunities where the Agency can participate in redevelopment projects that address physical and economic blight in the Project Areas.

The projects included in this Plan are identified for planning purposes and must undergo additional City Council/Agency Board review and where applicable Planning Commission review. The Agency does not have the authority to use eminent domain, and is not targeting properties for acquisition. The Agency will continue to work in cooperation not competition with property owners and other taxing agencies to revitalize the Project Areas by undertaking projects that are important to continue moving the City of San Pablo forward.



## I. INTRODUCTION

California Community Redevelopment Law is codified in Health and Safety Code Section 33000 *et seq.* ("Law"). Section 33490 of the Law requires that this Plan contains the following information:

Section I of the Plan provides a basic discussion of the requirements under the Law, Project Areas description, background, and history.

Section II summarizes the Agency's goals and objectives for the Project Areas and the proposed non-housing activities and corresponding revenues and expenditures for the Planning Period. It also includes a description of the blighting conditions and how these conditions will be alleviated by the Agency's proposed activities.

Section III addresses the affordable housing activities and expenditures, charts the Agency's progress in providing affordable housing, and includes the Affordable Housing Production Plan.

Section IV discusses the responsibilities and regulations governing the administration of the Plan.

Section III, the Affordable Housing Production Plan is included in the Housing Component of the Plan ("Housing Plan") and covers historical and projected housing production in the Project Areas, the Agency's affordable housing production obligation, and the Agency's plans to meet its housing production obligation. The Housing Component details housing projects accomplished during the previous planning period of 2005 to 2009 as required by Law.

### A. Assembly Bill 1290 Requirements

Assembly Bill 1290 ("AB 1290"), effective in 1994, added Section 33490 to the Law. Section 33490 has been amended numerous times since its original adoption. In accordance with this section, the Plan must contain the following:

#### Redevelopment Requirements

- Specific goals and objectives for the Planning Period for both housing and non-housing activities.
- Specific programs and expenditures for the Planning Period for both housing and non-housing activities.
- An explanation of how the goals, objectives, and programs will eliminate blight and implement affordable housing obligations.
- Estimated expenditures to address the remaining blight in the Project Areas.



- Other information related to the provision of affordable housing, including the Agency's housing replacement plan, if applicable, and its housing production obligation throughout the life of the Project Areas.

### Housing Requirements

An explanation of how the goals, objectives, and programs will achieve the required housing production, as well as an explanation of expenditures of the Low and Moderate Income Housing Fund, representing a minimum of twenty percent of tax increment revenue to the Agency ("Housing Funds") as set forth in the Law. This explanation must include a detailed annual implementation plan for each of the five years covered by the Plan in order for performance to be measured. In addition, the following must be included:

- The amount of money available in the Housing Fund, the amount of money expected to be deposited during the next five years, and how those annual deposits to the Housing Fund will be spent.
- The estimated number of units to be provided over the next five and ten years to meet the Agency's 30 percent and 15 percent inclusionary housing obligations, as applicable.
- The number of qualifying very low-, low-, and moderate-income units that have been produced in the Project Areas, and the number of additional units that will be required to meet the inclusionary housing obligations.
- The number of units that will be developed by the Agency, if any, including the number of units that the Agency will make available for very low-, low- and moderate-income households.
- If a planned public improvement or development project will result in destruction of existing affordable housing, an identification of proposed locations for their replacement (Health and Safety Code Section 33413).
- The affordable housing production plan (Health and Safety Code Section 33413(b) (4)).

### **B. Assembly Bill 637 Requirements**

Assembly Bill 637 ("AB 637") created additional housing requirements for redevelopment agencies. It eliminated the sunset for most of the provisions in AB 1290, which had been in effect since January 1, 1994. AB 1290 contained a number of modifications to the inclusionary and housing production requirements contained in Section 33413(b) of the Health and Safety Code. The issues addressed by AB 637 include:

- Targeting housing funds to specified income and age groups.
- Requiring replacement of 100 percent of removed or destroyed affordable units instead of 75 percent.
- Keeping a list of those persons displaced and who are to be given priority in the replacement housing plan.
- Establishing how and where Housing Funds may be used for onsite or offsite improvements.
- Requiring affordability covenants to increase from 10 to 45 years in the case of owner-occupied units, and from 15 to 55 years in the case of rental housing.
- Specifying that Housing Funds are to be used only to the extent other reasonable means of private or commercial financing are not reasonably available.

The Agency is required to spend the Housing Fund in at least the proportion of the total housing need for each of the specified income groups as determined for the City pursuant to Section 65584 of the Government Code (Regional Housing Needs Assessment).

In addition, the Agency shall expend, over the duration of each redevelopment implementation plan period, the Housing Fund to assist housing that is available to all persons regardless of age in at least the same proportion as the low-income population under 65 years of age in relation to the total low-income population of the community as reported by the United States Census Bureau. The expenditure percentage will be presented in greater detail in this Plan in the Age Proportionality portion of the Housing Component (Section III).

In accordance with Section 33490(a) (2) (A) (iii) of the Law, the first time period to implement the requirements for targeting of Housing Funds is on or before December 31, 2014, and then each ten years thereafter.

### **C. Senate Bill 701 Requirements**

Senate Bill 701 clarifies how AB 637 is to be implemented. The Agency will have until 2014 to comply with the legal requirements outlined in AB 637, as summarized above.

### **D. Background of the Project Areas**

In order to effectively plan for the future development and revitalization of the Project Areas, it is important to first gain an understanding of its history. In addition



to describing the location and physical condition, this section will also describe the Agency's goals, objectives, and activities for the Project Areas.

### History of the Agency

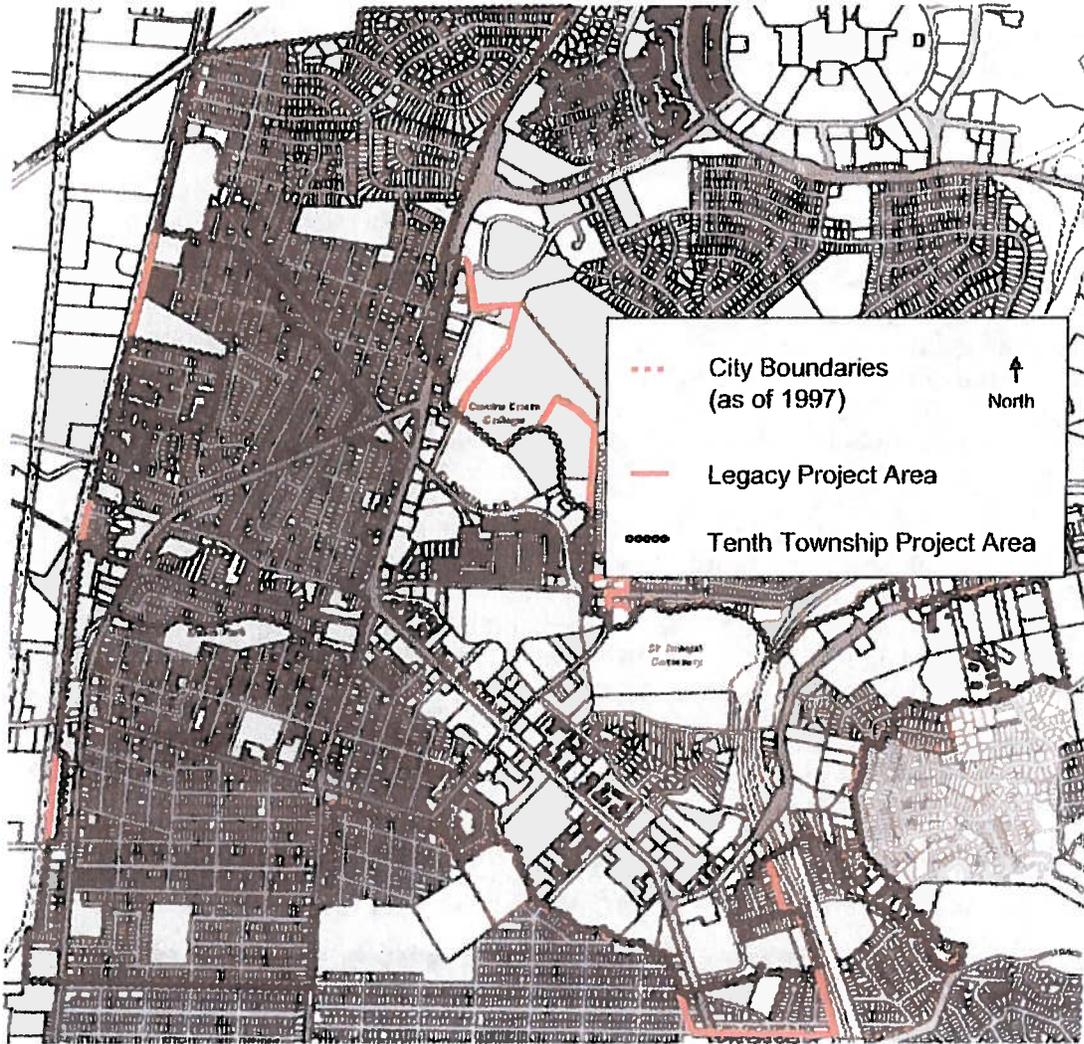
The Redevelopment Agency of the City of San Pablo ("Agency") was established in July 1969 to address physical and economic blight in the City of San Pablo. The Agency established four redevelopment project areas between 1970 and 1976. In 1987 three of four redevelopment project areas were merged. In 1997 the two remaining redevelopment project areas were merged, creating the Tenth Township Redevelopment Project Area. The Tenth Township Redevelopment Project Area encompasses 1,196 acres of property or approximately 72 percent of the City's land area. The Tenth Township Project Area was established to redevelop and expand deficient public infrastructure and facilities, to revitalize San Pablo and to address deficient community recreation facilities.

The Agency also established the Legacy Redevelopment Project Area in 1997 which encompasses the Tenth Township Redevelopment Project Area and additional properties that were not already in a redevelopment project area. The Legacy Redevelopment Project Area is approximately 1,542 acres in size. Due to the severity of blight in the City of San Pablo, the Agency adopted the Legacy Project Area to ensure that the community has the redevelopment tools and financial resources to correct these conditions for the maximum period of time. The Tenth Township Project Area will expire between July 2013 and December 2033. The Legacy Project Area will permit the Agency to continue redevelopment initiatives after these dates or until 2042.

The following tables outline the Project Areas main benchmarks including date of adoption, date of effectiveness and the time limit to collect tax increment.

Time Limits for the Redevelopment Project Areas					
Project Area	Project	Eminent Domain Authority	Timeframe To Incur Indebtedness	Effectiveness of Project Area	Timeframe to Collect Tax Increment
Tenth Township	South Entrance	Expired	01/01/14	07/28/13	07/28/23
Tenth Township	El Portal - 1971	Expired	Rescinded	06/01/14	06/01/24
Tenth Township	Oak Park - 1974	Expired	Rescinded	11/19/16	11/19/26
Tenth Township	Sheffield	Expired	Rescinded	11/11/19	11/11/29
Tenth Township	Bayview - 1977	Expired	Rescinded	11/23/19	11/23/29
Tenth Township	El Portal - Central Area	Expired	Rescinded	04/02/22	04/02/32
Tenth Township	El Portal - 1979	Expired	Rescinded	06/27/22	06/27/32
Tenth Township	Oak Park - 1980	Expired	Rescinded	07/01/23	07/01/33
Tenth Township	Bayview - 1980	Expired	Rescinded	12/01/23	12/01/33
Legacy		Expired	03/03/17	03/03/28	03/03/43

The location and boundaries of the Project Areas are shown in the following map:





CITY OF SAN PABLO

*City of New Directions*

## SECTION II

# FIVE-YEAR PLAN FOR THE ELIMINATION OF BLIGHT

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## II. FIVE-YEAR PLAN FOR THE ELIMINATION OF BLIGHT

### A. Background

This section describes the proposed five-year non-housing redevelopment program, including a summary of the deficiencies to be corrected, project and activity descriptions, and estimated revenues and expenditures. As they are implemented, these projects and activities may be modified over time to better serve the purposes of redevelopment and blight elimination. The cost estimates are preliminary and subject to refinement as the Agency's redevelopment activities, planning, and implementation proceed. Some of these projects and activities may not be completed within the Planning Period, and thus related costs may not be incurred in the Planning Period.

### B. Agency's Goals

The Redevelopment Plans for the Project Areas were developed to eliminate the conditions of blight existing in the Project Areas and to prevent the reoccurrence of blighting conditions in the Project Areas. The Agency identified general goals in its Redevelopment Plans, which are considered crucial to the success of the Project Areas. The following table provides a Goal Code for each of the Agency's goals, which were developed to provide a guide for redevelopment of the Project Areas:



Goals Codes	Tenth Township & Legacy Redevelopment Plan Goals
1	Eliminate and prevent the spread of conditions of blight including underutilized properties and deteriorating buildings incompatible and uneconomic land uses deficient infrastructure and facilities, obsolete structures and other economic deficiencies in order to create a more favorable environment for commercial office, industrial residential recreational development.
2	Expand commercial base of the Project Areas.
3	Improve public facilities and public infrastructure.
4	Improve inadequate drainage infrastructure.
5	Improve and/or provide electric gas, telephone wastewater infrastructure to both developed and undeveloped properties within the Project Areas.
6	Promote local job opportunities.
7	Encourage the Cooperation and participation of residents, businesses, business persons, public agencies and community organizations in the redevelopment/revitalization of the Project Areas.
8	Implement design and use standards to assure high aesthetic and environmental quality and provide unity and integrity to developments within the Project Areas.
9	Address parcels of property that are: of irregular form and shape, are inadequately sized for usefulness and development, and or are held in multiple ownership.
10	Remove impediments to land disposition and development through the assembly of property into reasonably sized and shaped parcels served by improved infrastructure and public facilities.
11	Recycle and/or develop underutilized parcels to accommodate higher and better economic uses while enhancing the City's financial resources.
12	Promote the rehabilitation of existing housing stock.
13	Increase improve and preserve the community supply of housing affordable to very low, low and moderate income housing.

### C. Definition of Blight in the Law

The redevelopment tools contained in the Law are granted for use in a project area in order to eliminate and prevent the prevalence of blighting conditions. A blighted area is one that necessitates the creation of a redevelopment project area because the combination of conditions in an area constitute a burden on the community and cannot be alleviated by private enterprise, governmental action, or both.

The blight definitions of the Law, as they existed in 1997 when the Redevelopment Plans for the Project Areas were adopted, are presented in the following table. Each Blight Definition is assigned a blight code (which will be used in this Plan to identify how Agency projects are addressing blight) for each of the definitions of blight. The blighting conditions being eliminated within the Project Areas were identified in 1997 at the time the Redevelopment Plans for the Project Areas were adopted.

<b>Blight Code</b>	<b>Blight Definitions</b>
Physical 1	Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
Physical 2	Factors that prevent or substantially hinder the economically viable use or capacity of building or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
Physical 3	Adjacent or nearby uses that are incompatible with each other and which prevent economic development of those parcels or other portions of the project area.
Physical 4	The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.
Economic 1	Depreciated or stagnant property values or impaired investments, including, but not limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with Section 33459).
Economic 2	Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
Economic 3	A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
Economic 4	Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, that has led to problems of public safety and welfare.
Economic 5	Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.
Economic 6	A high crime rate constituting a serious threat to public safety and welfare.
Public Infrastructure	Section 33030(c) of the Law also states A blighted area also may be ... characterized by the existence of inadequate public improvements, parking facilities, or utilities.

## **D. Blighting Conditions Present in the Project Areas**

### **Physical Blight Conditions Present in the Project Areas**

The Agency has been actively addressing all those physical blighting conditions as identified in the Reports to Council at the time the Project Areas were adopted in 1997; however, some physical blighting conditions remain. Those remaining physical blighting conditions present in the Project Areas (identified by the respective Blight Code) include the following:

- Physical 1 - Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
- Physical 2 - Factors that prevent or substantially hinder the economically viable use or capacity of building or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
- Physical 3 - Adjacent or nearby uses that are incompatible with each other and which prevent economic development of those parcels or other portions of the project area.

### **Economic Blight Conditions Present in the Project Areas**

Similarly, the Agency has been actively addressing all those economic blighting conditions as identified in the 1997 Reports to Council when the Redevelopment Plan for the Project Areas were adopted; however, some economic blighting conditions remain as follows:

- Economic 1 - Depreciated or stagnant property values or impaired investments, including, but not limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with Section 33459).
- Economic 2 - Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- Economic 4 - Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, that has led to problems of public safety and welfare.
- Economic 6 - A high crime rate constituting a serious threat to public safety and welfare.

## **E. Redevelopment and Economic Development Activities Over the Planning Period and How These will Eliminate Blight in the Project Areas**

The Agency's proposed goals, objectives, programs and expenditures are designed to eliminate remaining blight conditions in the Project Areas.

The ongoing economic development and redevelopment activities will signal to the private sector the Agency's commitment to improve the Project Areas, and its commitment to enhance economic vitality by identifying the needs of existing businesses and attracting new ones. These activities will assist in reversing the physical and economic blight remaining in the Project Areas.

The following activities and programs to be undertaken by the Agency will address physical and economic blighting conditions remaining in the Project Areas and address the Agency's goals in the Redevelopment Plans. The detail for the costs associated with these programs and projects are included in the Five Year Financial Plan portion of this Plan.

### **Economic Development**

Several of the goals of the Redevelopment Plan are focused on strengthening the "commercial and economic base" of the Project Areas. The Agency will seek to meet these goals and objectives by assisting with off-site improvements necessary for redevelopment, property assemblage (through voluntary acquisitions) where necessary to create property suitable for modern development, rehabilitation of existing buildings, land write down assistance, site preparation work and hazardous materials cleanup. Where the Agency owns property, it may undertake the process of obtaining entitlements for future development prior to selling the property to a developer. Expenditures on these types of programs will be made as projects are proposed and as circumstances warrant.

The Agency has made several opportunity acquisitions of property in order to prevent land speculation and to assist development projects. The Agency anticipates working towards the following developments over the Planning Period:

#### Hill & Sketchley Properties Development

A proposal has been submitted by Hill & Sketchley Properties Inc. for a new commercial development adjacent to the existing San Pablo Towne center. The proposed development consists of approximately 10,000+ square feet of commercial space and an additional 10,000 square feet of office space above.

#### Mission Plaza - International Student Housing

The Agency is participating in the redevelopment of 14501, 14535 and 14555 San Pablo Avenue and 2750 Rumrill Boulevard for a future International Student Housing project. The International Student Housing project could provide up to 20,000 square feet of ground-floor retail and 80 housing units dedicated for international students at Contra Costa College and surrounding institutions.



#### Princeton Plaza

The Agency is undertaking a redevelopment project at 3400 San Pablo Dam Road for retail development with a drive thru. The Agency anticipates that this project could further stimulate retail along San Pablo Dam Road.

#### Powell Place

The Agency is pursuing redevelopment of 1800 23rd Street and 1821 Powell Street as a mixed use project with retail uses on the ground floor and moderate income ownership units above up to 35 condominium units.

#### Circle S

The Agency purchased this site to develop a mixed use concept to include housing, retail, entertainment and open space. The Redevelopment Agency acquired the former Davis Lumber, Chattleton Lane Homes, Salvation Army, and the Circle S and Alvarado mobile home parks to accommodate this project

### **Public Improvement Projects**

Subject to the appropriate Agency and City findings for use of redevelopment funds, public improvements, public infrastructure and facilities projects and activities will be implemented within the Project Areas. Projects anticipated include the following:

Graffiti Abatement within the Project Areas - \$2.2 million over the Planning Period

Public Works Projects - \$18.3 million for the construction and installation of public improvements to upgrade the existing aged and/or deteriorated infrastructure systems including installation, and/or construction of streets, utilities, public buildings and facilities, storm drains, utility undergrounding, street lighting, landscaping and other improvements that are necessary for the effective redevelopment of the Project Areas. Projects include, but are not limited to:

- Wanlass Park,
- Rumrill Bridge,
- El Portal Gateway,
- San Pablo Avenue Rehabilitation,
- Broadway Paving/Traffic Calming,
- Wildcat Creek Trail/Trailhead,
- Railroad Crossings/Quiet Zones
- Pedestrian Safety Improvements, and
- 1-80 San Pablo Dam Road Interchange.

The Agency may also assist in the funding of new and rehabilitated public facilities within or serving the Project Areas. Circulation and transportation projects and activities will involve the construction and installation of public improvements to upgrade existing roads and problematic circulation and pedestrian accessibility issues.

Projects are intended to stimulate the growth of existing and new businesses and reduce stagnant economic conditions.

### **Public and Quasi-Public Facilities**

#### West County Health Center

The County is proposing to build the new West County Health Center ("WCHC") in San Pablo on a portion of the former Circle S Mobilehome Park located at 13613 San Pablo Avenue. The WCHC will replace the Richmond Health Center ("RHC") which has served West Contra Costa County residents since 1967. The patient services demands at the RHC have exceeded its capacity. The new WCHC will be one of eight health centers run by the County Health Services Department ("HSD"). The new 50,000 (approximately) square foot WCHC will provide for a modern and efficient facility in which to deliver outpatient care.

The WCHC will be a family practice and specialty care outpatient clinic, serving a primarily low-income, ethnically diverse patient population. It is anticipated that the WCHC will include a minimum of 50 exam rooms, 3 treatment rooms, 4 group treatment rooms (20 patients each, with adjacent small exam rooms), and a 50-seat conference room. Special-purpose rooms will include dental operatories, audiology, ophthalmology, gastrointestinal, and orthopedics. Specialty services will include allergy, cardiology, dermatology, ear/nose/throat, gynecology, immunodeficiency, internal medicine, neurology, oncology/hematology, pediatrics, pulmonary, podiatry, rheumatology, and urology. Ancillary services will include radiology, ultrasound, laboratory, and physical and occupational therapy. Support functions will include Centralized Registration, Medical Records, Business Office, Volunteers, Materials Management, and Environmental Services. The project will also include a parking structure

#### Helms Community Center

The Agency intends to assist with the construction of an 8,000 - 10,000 square foot community center at Helms Middle School. The community center will house the Recreation Division and the majority of the recreation programming for the City of San Pablo. It is anticipated that the city will run after school, evening and weekend programs at the site—which will also utilize the new Gymnasium and future fields.

#### Burlington Northern Santa Fe

The Agency purchased this site along Rumrill Boulevard in 2008 to develop this site as a recreational field for the community.

## Projects Matrix for the Project Areas

The following table provides the goal/objective/blight code (as codified earlier in this Plan) for each project the Agency anticipates undertaking during the Planning Period:

Project	Goals Addressed	Blight Addressed
Hill & Sketchley Properties Development	1, 2, 6, 7, 8, 11	Physical: 1 & 2 Economic: 1, 2, 3 & 4
Mission Plaza	1, 2, 4, 5, 6, 7, 8, 10, 11 & 13	Physical: 1 & 2 Economic: 1, 3, & 4
Princeton Plaza	1, 2, 6, 8, 10, & 11	Physical: 1 & 2 Economic: 1, 3 & 4
Powell Place	1, 2, 7, 8, 10, 11 & 13	Physical: 1 & 2 Economic: 1, 3 & 4
Circle S Project	1, 2, 4, 5, 6, 7, 8, 9, 10, & 11	Physical: 1, 2 & 3 Economic: 1, 3, 4, 5 & 7
Public Improvement Projects	3, 4 & 10	Economic: 2 & 3 Public Infrastructure
Helms Community Center	1, 2, 4, 5, 6, 7, 8, 9, 10, & 11	Public Infrastructure
Burlington Northern Santa Fe	1, 3, 4 & 8	Public Infrastructure
West County Health	1, 3, 4, 5, 6, & 8	Physical: 1

## Agency Community Outreach

The Agency will continue to solicit input from the residential and business communities of the City regarding projects and activities proposed by the Agency. One recent example is the public meeting for the proposed new West County Health Center. The Agency is assisting staff from the Contra Costa County Health Services Department on the potential development of this project. The Agency Board and Agency staff felt it was important to conduct a study session on Tuesday, July 6, 2010 regarding this project to elicit input from the community and hear about the plan for the project from County staff. Similar outreach efforts are anticipated during the Planning Period.

## F. Five-Year Financial Plan

Over the next five years, the Agency will undertake those activities that can be financially supported by its revenue stream. The estimated expenditures for non-housing (economic development and capital improvement) activities and projects for the Planning Period will be approximately \$87,206,170.

The funds will be spent on activities to alleviate blighting conditions including economic development activities and improvements to public infrastructure and facilities. The nature and scope of the activities and expenditures have been shaped primarily by the Agency's goals and objectives for the Project Areas, available



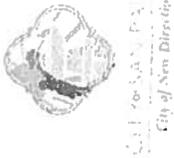
revenues for funding projects and activities, and blighting factors to be eliminated within the Project Areas.

The projects and activities proposed in this Plan are in part based on certain assumptions made by the Agency relating to revenues, market conditions, community needs and priorities and developer interest. Consequently, should the Agency assumptions not be realized or should unforeseen circumstances arise, modifications in projects and activities may be required.

The Agency projects total revenue available for the Planning Period of \$115,323,586 from three revenue sources:

- Annual tax increment revenues,
- Bond issuance proceeds, and
- Other Agency and non-Agency revenues

The available revenues for non-housing projects and activities are summarized in the following table:



Redevelopment Agency of the City of San Pablo  
Tenth Township and Legacy Redevelopment Projects  
Five-Year Implementation Plan  
(2010-2014)

**Redevelopment Agency of the City of San Pablo  
2010-2014 Revenues and Expenditures**

	-1-	-2-	-3-	-4-	-5-
	2010	2011	2012	2013	2014
					Total
<b>Total Beginning Fund Balance (1)</b>	\$ 29,162,209	\$ 9,400,075	\$ 5,728,264	\$ 3,570,482	\$ 38,857,373
<b>Revenue (1)</b>					
Tax Increment Revenue (net of housing set-aside)	\$ 11,446,908	\$ 9,193,500	\$ 7,947,695	\$ 7,709,255	\$ 44,355,533
Sale of Land	-	-	600,000	-	2,000,000
Rental Income	\$ 517,500	\$ 399,059	\$ 153,189	\$ 131,612	\$ 2,255,350
Other Funds (Measure C and Grants)	\$ 7,745,452	-	\$ 1,425,538	-	\$ 9,170,990
<b>Total Revenue</b>	\$ 19,709,860	\$ 9,592,559	\$ 10,126,422	\$ 7,840,877	\$ 47,269,718
<b>TOTAL REVENUE AVAILABLE</b>	\$ 48,872,069	\$ 18,992,634	\$ 15,854,686	\$ 11,411,359	\$ 20,192,838
<b>Expenditures (1)</b>					
<b>Operations and Debt Service Expenditures</b>					
Tax Allocation Bonds	\$ 6,977,515	\$ 7,027,615	\$ 6,697,615	\$ 5,357,615	\$ 33,059,075
Administration, Maintenance, & Overhead	\$ 1,448,540	\$ 1,520,967	\$ 1,597,015	\$ 1,675,856	\$ 7,504,097
Graffiti Abatement	\$ 401,322	\$ 422,018	\$ 443,119	\$ 465,275	\$ 1,732,734
Small Business	\$ 242,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 750,000
Project Expenditures	-	-	-	-	-
Public Works	\$ 18,189,265	\$ 152,000	\$ -	\$ -	\$ 18,341,265
Recreation	\$ 234,350	\$ 1,500,000	\$ 2,200,000	\$ -	\$ 3,934,350
Redevelopment	\$ 4,918,699	\$ 100,000	\$ -	\$ -	\$ 5,018,699
Pass-Through Payments	\$ 1,120,000	\$ 1,145,100	\$ 1,171,455	\$ 2,348,030	\$ 5,784,585
Supplemental Educational Revenue Augmentation Fund (2)	\$ 5,939,603	\$ 1,221,670	\$ -	\$ -	\$ 7,161,273
<b>TOTAL EXPENDITURES</b>	\$ (39,471,994)	\$ (13,264,370)	\$ (12,284,204)	\$ (11,022,786)	\$ (11,162,816)
<b>Non-Housing Fund Ending Balance</b>	\$ 9,400,075	\$ 5,728,264	\$ 3,570,482	\$ 388,573	\$ 9,030,022

(1) San Pablo Redevelopment Agency 2010-11 Budget.

(2) Supplemental Educational Revenue Augmentation Fund payments for 2009-10 of \$5,939,603, and 2010-11 of \$1,221,670 are due to the help off set the State's educational obligations. The California Redevelopment Association and other interested parties have filed an appeal to the decision to make these payments.



### **Other Agency and Non-Agency Revenues**

Whenever possible, the Agency has been and will continue to leverage other funds in connection with its redevelopment efforts including the targeting local, State, and federal funding sources, including federal Community Development Block Grants, to assist in financing eligible projects. As permitted by law, possible funding sources include government grants and assistance programs, as well as private sector sources.

In addition, the City's development impact fees generated from new development will be a source of public infrastructure and facilities funding when feasible.



CITY of SAN PABLO

*City of New Directions*

## SECTION III

# HOUSING COMPONENT



### **III. HOUSING COMPONENT**

Pursuant to the Law, agencies must adopt an affordable housing compliance plan that identifies how the Agency will meet the affordable housing requirements for a redevelopment project area as required by Assembly Bills 1290 and 637, and Senate Bill 701. This section of the Plan describes the projects and programs the Agency will undertake to address affordable housing requirements under the Law.

The Agency will allocate no less than twenty percent of its gross tax increment to the Housing Fund for the purpose of increasing, improving, and preserving the supply of housing available to very-low, low- and moderate-income households, as required by Law. The Agency will ensure that affordable housing is created with deed restricted covenants that require the housing units to remain affordable for the longest feasible time, but no less than 45 years for owner-occupied units and no less than 55 years for rental units.

This housing component of the Plan contains the following:

- Housing to Date - Summarizes major housing activities to date.
- Housing Program - Estimates the number of new, rehabilitated, and restricted units to be assisted by the Agency and Housing Fund expenditures for Planning Period. Also assesses the Agency's requirement to provide replacement housing units for units removed or destroyed.
- Housing Funds - An account of available Housing Funds and the estimated amounts to be deposited in the Housing Fund during the Planning Period.
- Targeted Expenditures - A description of how the housing program will implement the requirements to spend the Housing Funds over a ten year period for very-low income households, low-income households, and housing for residents under the age of 65.

#### **A. Housing Activity In the Project Areas**

##### **Affordable Housing Activities in the Previous Planning Period**

During the previous Planning Period (2005 - 2009), the Agency utilized its affordable housing funds to spur the development of affordable housing and implement housing programs. Specifically, the following activities were implemented to meet affordable housing goals of the Agency.

##### San Pablo Housing Initiative

Through this effort the Agency funds both residential rehabilitation loans and assists first-time homebuyers with down payment assistance to achieve neighborhood revitalization and increase home ownership. During fiscal year

2008, the Agency increased the First Time Home Buyer down (FTHB) payment assistance amount from \$75,000 to \$200,000.

In fiscal year 2008/2009, the Agency made FTHB loans to 34 families totaling \$5,362,985. The Agency also provided 5 rehabilitation loans in the amount of \$185,202.

In fiscal year 2007/2008, the Agency made FTHB loans to 23 families totaling \$3,778,000. The Agency also provided 11 rehabilitation loans in the amount of \$279,941.

In fiscal year 2006/2007, the Agency made FTHB loans to 5 families totaling \$179,233. The Agency also provided 11 rehabilitation loans in the amount of \$279,941. The Agency also increased the First Time Home Buyer down payment assistance amount from \$30,000 to \$75,000.

#### Environmental Training Center

The Agency purchased this site with low- to moderate-income housing funds. This site could be redeveloped as an environmental training program for low-income residents, affordable housing units and subsidized office space for non-profit users. The site will be a mixed use and consist of up to 12 low income units.

#### Circle S Project- Mixed-Use

The Redevelopment Agency began eminent domain proceedings against the Alvarado and Circle S Mobilehome Parks in April 2005 and July 2005 (respectively) as a part of the "Circle S Project" and successfully acquired the Alvarado mobile home park in June 2006 and the Circle S Mobile Home Park and the Salvation Army site in July 2007. The Agency assembled these lots with Chattleton Lane Homes and the lumber yard parcel (Davis Lumber).

The Agency acquired the 1.74 acre parcel on Chattleton Lane for \$1,205,845.15 during Fiscal Year 2008/2009. The Davis Lumber property was located between the two mobile home parks, so, this was acquired in 2002 to assist with the development plans for this Project. The Agency also acquired a small parcel that was wedged in the center of the Alvarado mobile home park. The total acreage for the Circle S Project is just over 17 acres.

After obtaining input from the community, Agency staff has developed a family-oriented mixed-use concept project site. Agency staff is actively seeking a qualified developer to build the project.

#### El Paseo Family Apartments (1150 Brookside) - Affordable Housing

On May 19, 2004, the Agency purchased 1150 Brookside Drive for the development of 132 units of affordable housing to be built by Simpson Housing Solutions, LLC (SHS). Building permits were issued in December of 2005. Construction commenced in 2007 and units were available in May 2008.

1800 23rd Street (Powell Place)

After being vacant for over a decade, the Agency purchased the 20,909 square foot lot located at the northeast corner of 1800 23rd Street and Market in May of 2006 and a small adjoining residential lot that added an additional 5,000 square feet to the project site. The proposed project would consist of approximately 9,000 square foot of commercial space and 31 for-sale condominium units above with roof gardens and a two-story parking structure. This site serves as a major entry point into the Old Town commercial district. This project is currently on hold due to the current housing market.

1820 Rumrill

The property located at the northeast corner of Rumrill Boulevard and Market Avenue was purchased by the Agency in 2007 for \$704,753. This property consists of a 21,075 square foot parcel of vacant land that was formerly a gas station. The proposed project for this site would consist of affordable housing and ground floor commercial.

Giant Road Family Apartments - Affordable Housing

On April 5, 2004 the Agency approved and authorized execution of an Owner Participation Agreement with East Bay Asian Local Development Corporation for the development of an affordable housing complex containing 86 rental dwelling units on property located on Giant Road near Richmond Parkway within the boundaries of the Tenth Township and Legacy Redevelopment Project Areas. This project site was originally an industrial site where large trucks were parked and cleaned. The Project Areas were littered with various abandoned industrial buildings, contained contaminated soil and had become an eyesore in the community. Construction was completed by mid year of 2007 and leasing has begun to appropriate income qualifying families. Over 700 applications were submitted for residency consideration.

This project is located outside the Tenth Township Project Area and the Agency is only able to receive a 2 for 1 affordable housing credit for these units.

Housing Activity in the Project Areas

The Project Areas experienced new residential development and rehabilitation activity throughout the previous Planning Period. These projects occurred without Agency assistance. The following table includes information obtained from a review of building permits within the Project Areas:



Housing Activity in Previous Planning Period					
	2005	2006	2007	2008	2009
Substantial Rehab	32	34	25	0	0
Apartment Units	0	127	0	8	0
New Condos	60	25	0	8	0
Modular Home	1	3	0	0	8
New In-law Units	0	12	2	1	0
New Single Family	8	10	13	10	1
New Townhomes	0	29	5	4	3
<b>Total</b>	<b>101</b>	<b>240</b>	<b>45</b>	<b>31</b>	<b>12</b>

Residential Rehabilitation Loan Program

The Agency also provides housing stock improvement programs in the form of two (2) first time homebuyer programs, a paint rebate program, and a residential rehabilitation assistance program in conjunction with the Contra Costa County Building Inspection Department.

**Contra Costa County Neighborhood Preservation Program  
San Pablo Redevelopment Agency  
Residential Rehab Loan Program**

Year	Total Loan Amount	Number of Loans
2004/2005	\$ 277,899.00	8
2005/2006	\$ 153,077.00	4
2006/2007	\$ 148,266.00	5
2007/2008	\$ 279,941.00	7
2008/2009	\$ 198,855.75	4
<b>Total</b>	<b>\$ 1,058,038.75</b>	<b>28</b>

Source: Pat Corum, Program Manager  
Contra Costa County Neighborhood Preservation Program

International Student Housing

The Agency working in concert with Contra Costa College and the property owner Tommy Tu acquired three (3) of a four (4) properties for a future student housing site and retail mixed use project. The project will serve the housing needs for international students attending Contra Costa College and could include 70 one bedroom units. The Agency acquired the following properties for \$4,644,769:

- 14555 San Pablo Avenue (Assessor Parcel Number 413-352-012-4), which consists of a 4,500 square foot lot with a 1,617 square foot building constructed in 1963.
- 14501 San Pablo Avenue (Assessor Parcel Number 413-352-017-3), which consists of a 23,087 square foot lot with a 5,200 square foot building constructed in 1983.



- 14535 San Pablo Avenue (Assessor Parcel Number 413-352-013-2), which consists of a 9,200 square foot lot with a 1,224 square foot building built in 1965.

The following table provides the affordable housing (deed restricted units) with the Agency.



## **B. Agency's Goals for Housing**

The Agency intends to meet its affordable housing obligations through development of new affordable housing, rehabilitation of existing housing that is affordable to low- to moderate-income residents and encouragement of home ownership for persons or families of low- or moderate-income levels.

The Agency will achieve affordable housing goals to create and preserve affordable housing by meeting the housing requirements set forth by the Law during the Planning Period. The Agency utilizes the "Housing Goals, Policies, Programs and Quantified Objectives" identified in January 2010 Draft version of the San Pablo Housing Element of the 2010 General Plan Update as well as the Agency's affordable housing requirements set forth in the Law. The Housing Element for the City is currently being updated and this will be adopted after this Plan is adopted. However, the Agency will continue to implement affordable housing in the Project Areas that is consistent with the goals and objectives of the Housing Element. The following are the goals from the Housing Element:

- Goal H-1 Preserve and enhance San Pablo's residential neighborhoods to improve the quality of life for all residents.
- Goal H-2 Provide a diversity of housing types to meet the needs of all economic segments and family types in San Pablo.
- Goal H-3 Ensure housing accessibility for all segments of the community.
- Goal H-4 Promote the development of energy efficient homes to help protect the environment and lower the energy costs for San Pablo residents.

During the Planning Period, the Agency will concentrate on activities that help the Agency meet its housing goals and objectives.

Additionally, the Agency plans to spend its Housing Funds in proportion of the need for the specific income groups and age groups as stated in the Law. The Agency will continue to encourage the preservation and development of housing affordable to those income groups with the greatest need.



### C. Policy Declaration Regarding Targeting of Monies from The Housing Fund according to Income Need and Age

As of January 1, 2002, there are additional restrictions on the use of monies from the Housing Fund. Redevelopment agencies are required to spend Housing Funds in proportion to the community's need as defined in the City's Housing Element.

Pursuant to Section 33334.4 of the Law, Housing Fund monies are required to be spent over the ten-year planning period of the Plan in at least the same proportion to the total number of housing units needed for very low-, low-, and moderate-income groups within the community, as determined for the City pursuant to Section 65584 of the Government Code.

In accordance with Section 33490(a) (2) (A) (iii) of the Law, the first time period to implement the requirements for targeting of Housing Funds is on or before December 31, 2014, and each ten years thereafter.

The Final Regional Housing Needs Assessment ("RHNA") for the City of San Pablo was determined by the Association of Bay Area Governments. For the planning period between 2007 and 2014, the housing need for very low- and low-income households represents 69.6% percent of the City's total housing need. The following table shows the fair share allocation for the different income groups.

Regional Housing Need Allocation		
Income Level	RHNA Allocation (Units) <sup>1</sup>	Targeting Requirement (% of Total)
Very-Low Income	22	18.3%
Low Income	38	31.7%
Moderate Income	60	50.0%
<b>Total</b>	<b>120</b>	<b>100.0%</b>

<sup>1</sup> Source: ABAG Final RHNA March 20, 2008

As illustrated in the table above, the Agency is required to spend at least 18.3% of its Housing Funds on housing for very low- income households, and at least 31.7% on housing for low-income households. It may not spend more than 50.0% on housing for moderate-income households. The above table excludes the above moderate-income unit allocation calculated by ABAG since Housing Funds are only to be spent on housing units available to very low-, low- and moderate-income households.

As permitted under the Law, agencies are able to shift or reduce their income targeting requirement if other locally controlled funds are available for those targeted income groups. These additional funds, however, must not be used in combination with Housing Fund monies, and long-term affordability must be met (45 years for owner-occupied and 55 years for rental housing). Locally controlled funds include funding sources such as CDBG and fees received by the City pursuant to inclusionary housing programs.

**Age Proportionality Requirement**

In 2002 by Assembly Bill 687, the Law was amended to determine the minimum percentage of Housing Fund expenditures on non-age restricted housing, so, that Agencies would not target all their affordable housing funds for senior housing. The Law (Section 33334.4 (b) of the Health and Safety Code) requires the Agency to expend its Housing Funds (for each implementation plan) in at least the same proportion as the number of low-income households with a member under 65 years age of years bears to the total number of low-income households in the community, as reported in the most recent census.

Data identifying low-income households with at least one member under the age of 65 is not readily available within U.S. Census Bureau data. The data that most closely represents this group is found in the Comprehensive Housing Affordability Strategy ("CHAS") allocation numbers, provided by the United States Department of Housing and Urban Development. It should be noted that the CHAS allocation numbers are presented for persons age 62, as opposed to age 65, as the threshold for senior and non-senior households.

According to data provided by the CHAS database, and as illustrated in the table below, the Agency is required to make at least 81.7% of its housing production available for households with at least one member under the age of 62.

Housing Fund Expenditures Age Proportionality		
Age	Low Income Households <sup>1</sup>	Percentage
Less Than 62 Years Old	4,447	81.7%
62 Years and Over	997	18.3%
Total	5,444	100.0%

<sup>1</sup> Source: Comprehensive Housing Affordability Strategy

The Agency will monitor its use of low- to moderate-income housing funds to ensure that the Agency is in compliance with the above expenditure requirements through the end of the compliance period in 2014.



## D. Replacement Housing

The Agency must replace any housing units that have been demolished or removed from the affordable housing stock as a result of a redevelopment project or program, within four (4) years after they are removed from the market. The replacement housing obligation is triggered when units are destroyed or removed by a redevelopment project that is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency. The requirement includes vacant units that could reasonably be expected to be occupied by low- or moderate-income households, if occupied. Replacement housing units may be located anywhere within the territorial jurisdiction of the City.

When dwelling units are destroyed or removed after January 1, 2002, Section 33413(a) of the Law requires that all the replacement units be available at affordable housing cost at the same household income level as the households that were displaced from the destroyed or removed units. Income limits for replacement units are equivalent to those for inclusionary units.

The following table outlines the Agency's Replacement Housing obligation:

Replacement Housing Obligation																	
		Very-Low Income Units				Low Income Units				Moderate Income Units				Total Units	Bedrooms		
		0/1Bed	2Bed	3Bed	4Bed	0/1Bed	2Bed	3Bed	4Bed	0/1Bed	2Bed	3Bed	4Bed		VL	Low	Mod
Through 7/1/2004	Demolished	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Replaced	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Surplus (Deficit)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7/1/2004 - 6/30/2009	Demolished	19	3	0	0	24	0	0	0	14	0	0	0	60	25	24	14
	Replaced	0	96	0	0	0	296	0	0	0	0	0	0	392	192	592	0
	Surplus (Deficit)	(19)	93	0	0	(24)	296	0	0	(14)	0	0	0	332	167	568	(14)
7/1/2009 - 6/30/2014	Demolished	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Replaced	0	0	0	0	0	0	0	0	12	35	0	0	47	0	0	82
	Surplus (Deficit)	0	0	0	0	0	0	0	0	12	35	0	0	47	0	0	82
Total Removed		19	3	0	0	24	0	0	0	14	0	0	0	60	25	24	14
Total Produced		0	96	0	0	0	296	0	0	12	35	0	0	439	192	592	82
Cumulative Surplus (Deficit) Through June 30, 2009		(19)	93	0	0	(24)	296	0	0	(2)	35	0	0	379	167	568	68

Source: City of San Pablo Redevelopment Agency

Pursuant to Section 33413(f)(1)(2) of the Law, the Agency may replace destroyed or removed dwellings with fewer units if the replacement units have a greater or equal number of bedrooms and are affordable to households of the same income level as the destroyed or removed units.

## **2010-2014 Planning Period**

The Agency is focused on developing mixed use retail/housing opportunities in the Project Areas. The Agency anticipates that no housing units will be removed in the Project Areas during the Planning Period.

### **E. Housing Production Requirements**

Redevelopment project areas adopted on or after January 1, 1976 and territory added to project areas by amendments adopted on or after January 1, 1976 must meet affordable housing production requirements. As part of the Plan, agencies must adopt a plan showing how the Agency intends to meet its housing production requirement ("Housing Production Plan").

Prior to the time limit on the effectiveness of a redevelopment plan, at least thirty percent of the new or substantially rehabilitated housing developed by the Agency itself in the Project Areas must be restricted for low- and moderate-income households, with fifty percent of the total restricted units reserved for very-low income households.

Additionally, not less than 15% percent of the housing units developed by public or private entities other than the Agency within the Project Areas must be restricted for low- and moderate-income households, with 40% of the total restricted units reserved for very-low income households.

The Plan must include the following information regarding the Agency's housing production obligations for its Project Areas:

- The number of units of very-low, low- and moderate-income housing which have been developed within the Project Areas which meet the production requirements.
- An estimate of the number of new, substantially rehabilitated, or price restricted residential units to be developed or purchased within the Project Areas, both over the life of the Redevelopment Plans and during the next ten years.
- An estimate of the number of units of very-low, low-, and moderate-income housing required to be developed within Project Areas in order to meet the production requirements.
- An estimate of the number of Agency developed residential units which will be developed during the next five years.
- An estimate of the number of Agency developed units for very-low, low-, and moderate-income households during the next five years.

The Agency may count, pursuant to Section 33413(b) (2) (II) of the Law, affordable units produced outside of a project area for fifty percent inclusionary housing credit. The Agency anticipates creating housing outside the Project Areas during the Planning Period; and as developer proposals are presented to staff for residential

housing outside the Project Areas, the fifty percent inclusionary housing credit methodology (pursuant to Section 33413(b) (2) (I) of the Law) will be applied to those units and they will be counted towards the Agency's affordable housing obligation.

The Project Areas contain residential buildings that suffer from deferred maintenance and substandard conditions. New housing opportunities have developed in San Pablo in the past ten years and the Agency anticipates that future mixed use housing/commercial developments will occur in the Project Areas over the Planning Period. The Agency expects to assist development by acquiring properties, entitling the land for residential and/or mixed use land uses and implementing an in-fill housing program to take advantage of smaller residential lot consolidation for affordable housing.

In addition to the programs and projects identified below, the Agency may sponsor or assist other programs or projects during the Planning Period that the Agency finds are worthy of financial assistance and further the affordable housing goals and objectives set forth in this Plan and the Law. The following programs have been identified as part of the Agency's Redevelopment Plans, but this list of programs may be modified by future budgetary considerations and development opportunities and constraints.

#### **First Time Homebuyer Program**

The First Time Homebuyer Program was established to provide down payment assistance to first time homebuyers of low- and moderate-income. The Program is funded with Housing Funds. It is anticipated that the Program could assist five (5) low- and/or moderate- income households provided that market conditions are favorable. The Agency is anticipating \$150,000 per year to be expended on this program in 2010-11 and \$780,606 over the five year program.

#### **Rehabilitation Loan Program**

The Agency works with the Contra Costa County Neighborhood Preservation Program of the Contra Costa County Building Inspection Department to administer the loan program. On June 1, 2004 the City of San Pablo contracted with Contra Costa County to administer the San Pablo Rehabilitation Loan Program which is also funded by Community Development Block Grant funds. In the previous Planning Period the loan program funded 28 rehabilitation loans, and in the current Planning Period the program intends to fund approximately six (6) rehabilitation loans per year. The Agency intends to spend \$500,000 in low- to moderate-income loans/grants in 2010-11 and \$2,602,020 over the five year period.

#### **Construction of New Affordable Units**

The Agency intends to provide financial assistance to cause the construction of new homeownership units for low- and moderate-income families provided that market conditions are favorable and Agency assistance is warranted. In most cases, the creation of these units will be the result of an inclusionary obligation on a market-rate residential development within the Project Areas. It is estimated that the Agency will assist in the construction of 35 units during the Planning Period. Affordable homeownership projects that receive funds from the Agency will have long-term

affordability covenants of 45 years. The Agency intends to serve as the beneficiary of the affordability covenants for a portion of all homeownership projects developed in the Project Areas, whether or not the Agency provides financial assistance for the project.

The Agency also aims to provide financial assistance to cause the construction of new affordable family and senior rental units for occupancy by very-low, low- and moderate-income households. The Agency expends a great deal of effort in assessing possible new construction sites and projects. However, due to the limited availability of land for such projects, this endeavor is increasingly difficult. New construction projects that receive funds from the Agency will have long-term affordability covenants, generally 55 years or more for multi-family projects.

Environmental Training Center at 1820 Rumrill Boulevard

The Agency purchased this site for a mixed use office use and up to 12 low income housing units. The office use will consist of an environmental training program facility for low-income residents.

Powell Place at 1800 23rd Street and 1821 Powell Street

This affordable housing site is proposed to be developed with 35 condominium units for sale to moderate-income households. The project will include ground floor retail underneath the condominium units.

As of the end of the previous Planning Period (2009), the Agency had a surplus of 203 very low-income affordable housing units and a surplus of 233 low- to moderate-income housing units. During the Planning Period the Agency expects to assist with the development of an additional 96 affordable units, which will be available to low- and moderate-income households.

An additional 384 units may be constructed throughout the life of the Project Areas which will result in an affordable housing obligation of 58 units. Of the 58 units, 23 will need to be available to very low-income households. These housing production estimates from 2010 through the life of the Project Areas (2042) are based on historical housing production in the Project Areas and current general plan zoning/land use designations. An estimate of 10 housing units per year will be constructed in the Project Areas through 2010 to 2042.

The following table outlines the production of affordable housing units within the Project Areas:



**Inclusionary Housing Requirements Summary**

	Inception to 1999	Planning Period 2005 to 2009	Total (Inception to 2009)	Potential Construction During 2010 to 2014 (2)	Total (Inception to 2014)	Potential Construction 2014 to 2042 (3)	Total (Inception to 2042)
<b>Total Construction in the Project Area</b>	2,630	428	3,058	104	3,162	280	3,442
<b>Affordable Units Required (15% of units constructed in the Project Area)</b>	395	64	459	16	474	42	516
Very Low-Income (40% of Affordable Units Required)	158	26	183	6	190	17	207
<b>Deed Restricted Affordable Units Constructed Inside Project Area</b>							
Low/Mod Income	82	294	376	47	423	25	448
Very Low-Income	291	96	387	7	394	17	411
<b>Deed Restricted Affordable Units Constructed Outside Project Area</b>							
Low/Mod Income	0	0	0	0	0	0	0
Very Low-Income	0	0	0	0	0	0	0
<b>Total Deed Restricted Affordable Housing Production (Agency only gets half credit for affordable units constructed outside the Project Area)</b>							
Low/Mod Income	82	294	376	47	423	25	448
Very Low-Income	291	96	387	7	394	17	411
<b>Affordable Units Produced Surplus (Deficit) by Planning Period</b>							
Low/Mod Income	(22)	255	233	37	280	0	305
Very Low-Income	133	70	203	1	-210	0	227
<b>Cumulative Totals</b>							
Low/Mod Income	(22)	233	233	280	280	305	305
Very Low-Income	133	203	203	210	-210	227	227

(1) - Based on potential affordable housing projects known by the Agency in the Project Area.

(2) - Based on available land in the Project Area, affordable housing projects proposed for Planning Period and general plan zoning to determine buildout potential estimated at 10 units per year from 2010 to 2014.

(3) - Based on available land in the Project Area and general plan zoning to determine buildout potential estimated at 10 units per year from 2014 to 2042.



**F. Housing Fund Deposits during the Planning Period (2010-2014)**

The Project Areas are projected to receive approximately \$12.6 million in tax increment to be deposited in the Housing Fund over the Planning Period which the Agency will use to implement housing activities. The Agency borrowed \$3 million from Housing Fund to pay the Supplemental Educational Revenue Augmentation Fund obligation for 2009-10. This amount must be paid back within 5 years or the Agency's minimum Housing Fund contribution ("set aside") increases from 20% of gross tax increment to 25%.

The Agency is required to report the proposed amount from the Housing Funds to be spent on each of the income categories in relation to the need as identified by the RHNA. As a result, the Agency proposes to spend at least 18.3% of its Housing Funds on housing for very-low income households, at least 31.7% on housing for low-income households, and no more than 50.0% on housing for moderate-income households. The following table below shows the housing need identified by the RHNA plan for each income group for the Planning Period:

<b>Projected Housing Fund Expenditures per Income Category</b>				
<b>2010 - 2014</b>				
	Expenditure of Housing Funds for Very Low-Income Housing	Expenditure of Housing Funds for Low-Income Housing	Expenditure of Housing Funds for Moderate-Income Housing	Total Funds Available for Housing
<b>Targeting %</b>	<b>18.3%</b>	<b>31.7%</b>	<b>50.0%</b>	
2010	\$ 440,917	\$ 763,774	\$ 1,204,691	\$ 2,409,382
2011	\$ 449,735	\$ 779,049	\$ 1,228,785	\$ 2,457,569
2012	\$ 458,730	\$ 794,630	\$ 1,253,360	\$ 2,506,721
2013	\$ 472,492	\$ 818,469	\$ 1,290,961	\$ 2,581,922
2014	\$ 486,667	\$ 843,023	\$ 1,329,690	\$ 2,659,380
<b>Subtotal</b>				
<b>Total</b>	<b>\$ 2,308,540</b>	<b>\$ 3,998,947</b>	<b>\$ 6,307,487</b>	<b>\$ 12,614,974</b>

The following table below shows the Plan revenue and expenditures over the Planning Period. The anticipated Housing Revenues and Expenditures for the Planning Period were developed based on the Agency's 2010-11 Budget.



CITY OF SAN PABLO  
City of New Directors

Redevelopment Agency of the City of San Pablo  
Tenth Township and Legacy Redevelopment Projects  
Five-Year Implementation Plan  
(2010-2014)

Redevelopment Agency of the City of San Pablo  
2010-2014 Housing Fund Revenues and Expenditures

	-1- 2010	-2- 2011	-3- 2012	-4- 2013	-5- 2014	Total
<b>Total Beginning Fund Balance (1)</b>	\$ 2,595,000	\$ 3,029,002	\$ 4,327,371	\$ 5,651,707	\$ 7,027,598	
<b>Revenue (1)</b>						
Tax Increment Revenue (Housing set-aside)	\$ 2,409,382	\$ 2,457,569	\$ 2,506,721	\$ 2,581,922	\$ 2,659,380	\$ 12,614,974
<b>TOTAL REVENUE AVAILABLE</b>	\$ 5,004,382	\$ 5,486,571	\$ 6,834,091	\$ 8,233,630	\$ 9,686,978	\$ 35,245,651
<b>Expenditures (1)</b>						
<b>Operations and Debt Service Expenditures</b>						
Salaries	\$ 55,900	\$ 57,018	\$ 58,158	\$ 59,322	\$ 60,508	\$ 293,906
Benefits	\$ 29,200	\$ 29,784	\$ 30,380	\$ 30,987	\$ 31,507	\$ 151,956
Professional Services	\$ 42,000	\$ 42,840	\$ 43,697	\$ 44,571	\$ 45,462	\$ 215,570
<b>Project Expenditures</b>						
Potential Affordable Housing Development	\$ 2,409,382	\$ 2,457,569	\$ 2,506,721	\$ 2,581,922	\$ 2,659,380	\$ 12,614,974
First Time Homebuyer	\$ 150,000	\$ 153,000	\$ 156,060	\$ 159,161	\$ 162,365	\$ 760,606
Lead Paint Abatement	\$ 50,000	\$ 51,000	\$ 52,020	\$ 53,060	\$ 54,122	\$ 260,202
Paint Rebate	\$ 25,000	\$ 25,500	\$ 26,010	\$ 26,530	\$ 27,061	\$ 130,101
Dumpster Grant	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 52,040
Emergency Grant	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 52,040
Low/Mod Housing Loans/Grants	\$ 500,000	\$ 510,000	\$ 520,200	\$ 530,604	\$ 541,216	\$ 2,602,020
Cal HOME Grants	\$ 80,000	\$ 81,600	\$ 83,232	\$ 84,897	\$ 86,595	\$ 416,323
<b>Supplemental Educational Revenue Augmentation Fund (2)</b>	\$ 3,000,000					
<b>TOTAL EXPENDITURES</b>	\$ (6,361,482)	\$ (3,428,711)	\$ (3,497,285)	\$ (3,592,298)	\$ (3,689,964)	\$ (17,569,740)
<b>Non-Housing Fund Ending Balance</b>	\$ (1,357,100)	\$ 2,057,860	\$ 3,336,806	\$ 4,641,331	\$ 5,997,014	

(1) San Pablo Redevelopment Agency 2010-11 Budget.

(2) Loan of \$3 million to the redevelopment non-housing fund for the SERAF payment for 2009-10



CITY OF SAN PABLO  
*City of New Directions*

**SECTION IV**

**IMPLEMENTATION PLAN ADMINISTRATION**

## **IV. IMPLEMENTATION PLAN ADMINISTRATION**

The Agency shall be responsible for administering this Implementation Plan and for monitoring redevelopment activities or programs undertaken pursuant to this Plan.

### **A. Implementation Plan Review**

At least once within this Plan's five-year term, the Agency shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the adopted Redevelopment Plans, the corresponding Plan, and evaluating the progress of the redevelopment projects. The public hearing shall be held no earlier than two years and no later than three years after the date of adoption of this Plan.

This Plan covers the Agency's activities in the Project Areas from January 1, 2010 through December 31, 2014. Consistency of the information contained in the Plan, the Redevelopment Agencies Financial Transactions Report and the HCD Annual Report of Housing Activity of Community Redevelopment Agencies will assist the Agency's staff in monitoring the progress the Agency is making in achieving its goals and objectives for redevelopment and housing activities. This will make preparing the staff report for the mid-term review and efficient process.

Notice of the public hearing to review the Redevelopment Plans and this Implementation Plan shall be published pursuant Section 33490 of the Law and Section 6063 of the Government Code. Notice shall be mailed at least three weeks in advance to all persons and agencies that requested such notice, and posted in at least four permanent places within the Project Areas for a period of at least three weeks. Publication, mailing and posting of the notice shall be completed not less than 10 days prior to the date set for hearing.

### **B. Implementation Plan Amendment**

Pursuant to Section 33490 of the Law, this Plan may from time to time be amended after holding a public hearing on the proposed amendment.

### **C. Financial Commitments Subject to Available Funds**

The Agency is authorized to utilize a wide variety of funding sources for implementing each Redevelopment Plan. Such funding sources include but are not limited to financial assistance from the City, State of California, federal government, property tax increments, interest income, Agency bonds secured by tax increment or other revenues, or any legally available revenue resource. Although the sources of revenue utilized by the Agency are generally deemed to be reliable from year to year, such funds are subject to legislative, program, or policy changes that could reduce the amount or availability of the funding sources upon which the Agency relies.



#### **D. Monitoring of Affordable Housing**

Pursuant to Section 33418 of the Law, the Agency is required to monitor, on an ongoing basis, any housing affordable to persons and families of low- or moderate-income developed or otherwise made available through any provision of the Law.

As part of this monitoring, the Agency will require owners or managers of affordable housing units to submit an annual report to the Agency. The annual reports will include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency. The Law states that only income and family size are the required information that is required to be reported by the tenant and shall be the only information on income or family sizes that owner or manager will be required to submit in the annual report to the Agency.

Section 33418(b) of the Law states that the information obtained by the Agency from owners and managers of affordable housing must be included in any reports required by law to be submitted to the California Housing and Community Development Department ("HCD") or the State Controller. In addition, Section 33418(c) of the Law provides that the Agency must adequately fund its monitoring activities as needed to insure compliance of applicable laws and agreements in relation to affordable units. For purposes of defraying the cost of complying with these monitoring requirements and with the HCD Report required to be filed with the State Controller's Report, the Agency can establish and impose fees upon owners of properties monitored pursuant to the Law.

#### **E. Resolution of Conflicts with the Redevelopment Plans**

In the event of a conflict between this Plan, the Redevelopment Plans, or any other City or Agency plan or policy, the Redevelopment Plans shall control.



CITY OF SAN PABLO

*City of New Directions*

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## Attachment 3 – West Contra Costa Health Care District Resolution of Support for Hospital (Property 5)

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**RESOLUTION NO. 2013-08**

**RESOLUTION OF THE WEST CONTRA COSTA HEALTHCARE DISTRICT  
REGARDING THE LONG RANGE PROPERTY MANAGEMENT PLAN PROPOSAL  
TO SUPPORT FUTURE DEVELOPMENT OF A NEW COMMUNITY HOSPITAL ON  
THE FORMER CIRCLE S REDEVELOPMENT PROJECT SITE**

WHEREAS, the San Pablo Local Successor Agency ("LSA") is responsible for winding down the activities of the former redevelopment agency of the City of San Pablo pursuant to the requirements of § 34170 *et seq.* of the Health and Safety Code.

WHEREAS, pursuant to Health and Safety Code § 34191.5, the LSA must submit for approval to the San Pablo Oversight Board ("Oversight Board") and the Department of Finance ("DOF") a long-range property management Plan ("LRPMP") that addresses the disposition and use of certain real properties of the former San Pablo redevelopment agency.

WHEREAS, the West Contra Costa Healthcare District ("District") approached the LSA with a proposal to build a new community hospital on Blocks F and G of the Circle S redevelopment site ("Circle S Project Site"). Parcel F and G of the Circle S Project Site are comprised of the real property commonly identified as APN 417-170-006 (13685 San Pablo Avenue) and APN 417-170-004.

WHEREAS, the LSA is in the process of submitting to the Oversight Board and the Department of Finance for approval an LRPMP for Blocks F and G of the Circle S Project Site, which provides for the development and/or relocation of a new community hospital (the "Project").

WHEREAS, the District's existing facility within the City is in need of replacement or seismic upgrade under State law.

WHEREAS, the replacement of the existing District facility would improve access to healthcare in West Contra Costa County.

WHEREAS, the District is in discussions with the City of San Pablo, the District's financial advisors, and other stakeholders which the District believes will lead to a package of funding, including the grant of the Circle S Project Site to the District, that will enable the District to develop a new hospital to replace its existing facility in San Pablo.

WHEREAS, the Project would enable the City of San Pablo to increase jobs, create economic opportunity, and generate tax revenues.

WHEREAS, the development of the Project is likely to create or retain at least one full-time equivalent, permanent job for every \$35,000 of public investment in the project.

WHEREAS, at full implementation, the Project is likely to bring significant related development including physician offices, pharmacies, and related healthcare and services businesses which will result in an increase in property tax revenues.

WHEREAS, it is in the best interests of the District to develop the Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the West Contra Costa Healthcare District, as follows:

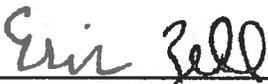
1. The recitals set forth above are true and correct and are incorporated herein.
2. The Board of Directors hereby approves, conceptually, development of a new community hospital in connection with the LRPMP for Blocks F and G of the Circle S Project Site subject to financial feasibility and compliance with applicable law including the California Environmental Quality Act (CEQA). Nothing in this Resolution limits the absolute authority of the District to determine whether or not to proceed with the Project in the course of the District's compliance with applicable law, including CEQA.
3. The District urges the Oversight Board and the DOF to approve the Project.

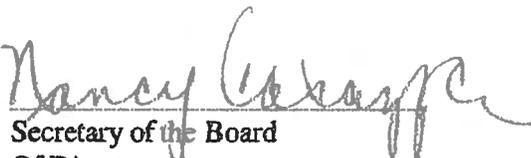
PASSED AND ADOPTED on this 4 day of Nov, 2013, by the following vote:

Ayes: 3

Noes: 0

Absent: 2

  
\_\_\_\_\_  
Chair of the Board of Directors

  
\_\_\_\_\_  
Secretary of the Board  
Of Directors

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## Attachment 4 – Grant Deed (Property 12)

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RECORDING REQUESTED  
Redevelopment Agency of the City of  
San Pablo

AND WHEN RECORDED MAIL TO

NAME Redevelopment Agency of  
ADDRESS the City of San Pablo  
One Alvarado Square  
CITY & STATE San Pablo, CA 94806

EXHIBIT "A"

Title Order No. \_\_\_\_\_ Escrow No. R-458947

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY & STATE \_\_\_\_\_

Documentary transfer tax \$.....  
 Computed on full value of property conveyed, or  
 Computed on full value less liens and encumbrances  
remaining thereon at time of sale.

Signature of declarant or agent determining tax - Firm name

## Corporation Grant Deed

WESTERN TITLE FORM NO. 102

FOR VALUE RECEIVED, REDEVELOPMENT AGENCY OF THE CITY OF SAN PABLO

GRANTS to LAWRENCE AND ROSIE LIGHTNER,

all that real property situate in the City of San Pablo

County of Contra Costa

, State of California, described as follows:

The southerly 12½ feet of Lot 15, Block 26, Portion Amended Map  
Rivers Andrade Tract, Map Book 8, page 195, filed November 13, 1912,  
Contra Costa County Records (formerly known as a portion of 2875  
17th Street)

"The grantee herein covenants by and for himself, his heirs, executors,  
administrators and assigns, and all persons claiming under or through  
them, that there shall be no discrimination against or segregation of,  
any person or group of persons on account of race, color, creed, national  
origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy,  
tenure, or enjoyment of the premises herein conveyed, nor shall the  
grantee himself or any person claiming under or through him, establish or  
permit any such practice or practices of discrimination or segregation with  
reference to the selection, location, number, use of occupancy of tenants,  
lessees, subtenants, sublessees, or beneficiaries in the premises herein conveyed.  
The foregoing covenants shall run with the land."

IN WITNESS WHEREOF, said corporation has executed these presents by its officers thereunto duly authorized, this  
day of \_\_\_\_\_, 19 \_\_\_\_\_

Redevelopment Agency of the City of San Pablo

By Monte R. Hess, Executive Dir.

By Donald L. Russell, Executive Secretary

STATE OF CALIFORNIA

County of \_\_\_\_\_ } ss.

On \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned  
a Notary Public, in and for said State, personally appeared  
\_\_\_\_\_ and

known to me to be the \_\_\_\_\_ President and the \_\_\_\_\_  
Secretary of the corporation that executed the within instru-  
ment, and also known to me to be the persons who executed it  
on behalf of such corporation, and acknowledged to me that  
such corporation executed the same, and further acknowl-  
edged to me that such corporation executed the within instru-  
ment pursuant to its by-laws or a resolution of its Board of  
Directors

\_\_\_\_\_  
Notary Public

FOR NOTARY SEAL OR STAMP

AGREEMENT FOR PURCHASE OF REAL PROPERTY

THIS AGREEMENT made, executed and entered into by and between the Redevelopment Agency of the City of San Pablo, a public body, corporate and politic, hereinafter called "Seller" and Lawrence and Rosie Lightner hereinafter called "Buyer";

WITNESSETH:

IT IS AGREED by and between the parties hereto as follows:

1. Seller agrees to sell and Buyer agrees to purchase all that certain real property described as follows, to wit:

The southerly 12½ feet of Lot 15, Block 26, Portion Amended Map Rivers Andrade Tract, Map Book 8, page 195, filed November 13, 1912, Contra Costa County Records (formerly known as a portion of 2875 17th Street).

2. The total purchase price shall be the sum of \$2,500.00 (two thousand five hundred and no/100 dollars);

3. That upon execution of this Agreement, Buyer shall deposit with Western Title Insurance Company, Richmond, California, the sum of \$1000 (One thousand and no/100 Dollars) which shall be delivered to Seller in the event the Buyer neglects to perform under the terms and conditions of this Agreement, said \$1,000 shall apply to the purchase price. Buyer agrees to execute a promissory note payable to the Redevelopment Agency of the City of San Pablo in principal sum of \$1,500 (one thousand five hundred and no/100 dollars) the balance of which shall bear no interest. Said balance shall be due and payable in 90 (ninety) days from the date of the execution of said promissory note; further said promissory note shall be secured by a deed of trust on the subject property.

4. That taxes, assessments, penalties, interest charges, delinquency charges and municipal service charges of every kind levied upon or assessed against the real property, except as set forth below, shall be paid by Seller.

5. That Seller shall grant and convey to Buyer the property free and clear of all liens, encumbrances, conditions, restrictions, easements, delinquent tax liens, rights of possession and leasehold interests, whether the same be recorded or unrecorded.

6. Seller shall pay property transfer taxes. All costs of escrow, title insurance and conveyancing, if any, shall be paid by Seller.

7. Buyer agrees that said property shall be used solely as an addition to Buyer's existing property at 2867 17th Street. (Assessor's Parcel No. 413-220-004 and the southerly portion of 413-220-003) shall be combined to form one parcel). Buyer may develop subject property as a yard or addition to the single-family residence at 2867 17th Street, but may not construct another dwelling unit on the site for rental or sale or any other purpose.

8. That the property shall not be sold without the prior written consent of Seller, it being the intent of Seller that said property is being sold to Buyer for the uses permissible under the Bayview Community Redevelopment Project (as amended).

9. Seller shall, upon request by Buyer, execute, acknowledge and deliver such documents or take such action as may be necessary or convenient to carry out the spirit and intent of this Agreement.

10. In this Agreement time is of the essence.

11. This Agreement shall bind and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, and assigns and shall be irrevocable upon the execution, except in the event of the substantial breach of this Agreement by either party.

12. That the parties have set forth herein the whole of their Agreement. The parties agree that no representatives have been made other than those set forth herein.

13. That Buyer agrees that the use of property shall be limited to those referred to in Section 8 above or to such uses contemplated in the Bayview Community Redevelopment Plan and approved by the Agency.

14. That Seller and Buyer agree to deposit all necessary documents to close this escrow within thirty (30) days from the date of acceptance and approval by Seller following public hearing. Said closing date may be extended by the mutual consent of the parties hereto.

15. That this Agreement shall constitute joint escrow instructions and that no further escrow instructions shall be given except by the mutual consent of the parties hereto.

DATED: 6-10-82

DATED: 6/28/82

BUYER:

SELLER:

Lawrence Lightner  
Lawrence Lightner

Redevelopment Agency of the  
City of San Pablo

By: Monte R. Hess  
Monte R. Hess, Executive  
Director

Rosie M Lightner  
Rosie Lightner

*file*

RESOLUTION NO. RS2-66

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN PABLO APPROVING AGREEMENT WITH LAWRENCE AND ROSIE LIGHTNER FOR SALE OF PROPERTY IN THE BAYVIEW PROJECT AREA

BE AND IT IS HEREBY RESOLVED by the Members of the Redevelopment Agency of the City of San Pablo that the agreement for the sale of property to Lawrence and Rosie Lightner; be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Executive Director of the Redevelopment Agency of the City of San Pablo is hereby authorized and directed to sign the agreement on behalf of the Redevelopment Agency.

- - - - -

The foregoing resolution was passed and adopted by the Redevelopment Agency of the City of San Pablo at a regular meeting of said Redevelopment Agency, held on the 21st day of June, 1962, by the following vote, to wit:

AYES: DIRECTORS Gomes, Koepke and Carmignani

NOES: DIRECTORS

ABSENT: DIRECTORS Daniels, Armstrong

APPROVED:

/s/ Kathryn L. Carmignani  
Kathryn L. Carmignani, Chairperson

ATTEST:

/s/ Monte R. Hess  
Monte R. Hess, Executive Director

RESOLUTION NO. R82-67

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN PABLO AUTHORIZING EXECUTION OF GRANT DEED TO PROPERTY IN BAYVIEW PROJECT AREA TO LAWRENCE AND ROSIE LIGHTNER

BE AND IT IS HEREBY RESOLVED by the Members of the Redevelopment Agency of the City of San Pablo that the Executive Director is hereby authorized and directed to execute that certain grant deed for sale in the Bayview Project Area to Lawrence and Rosie Lightner, a copy of said grant deed is attached hereto and made a part hereof as if set forth in full herein.

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The foregoing resolution was passed and adopted by the Redevelopment Agency of the City of San Pablo at a regular meeting of said board of Directors held on the 21st day of June, 1982, by the following vote, to wit;

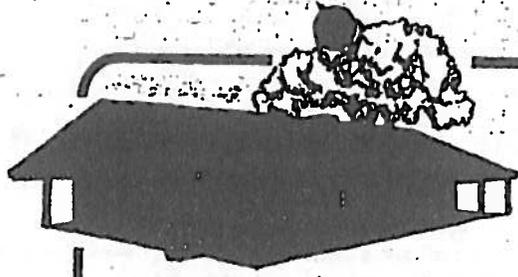
AYES: DIRECTORS Gomes, Koepke and Carmignani  
NOES: DIRECTORS None  
ABSENT: DIRECTORS Daniels, Armstrong

APPROVED:

/s/ Kathryn L. Carmignani  
Kathryn L. Carmignani, Chairperson

ATTEST:

/s/ Monte R. Hess  
Monte R. Hess, Executive Director



alvarado adobe

# CITY OF SAN PABLO

one alvarado square  
san pablo, california 94806 • (415) 234-6449  
(corner of san pablo avenue & church lane)

Community Development Dept./  
Redevelopment Agency

FAX: (415) 235-7059

February 23, 1990

Lawrence and Rosie Lightner  
2867 17th Street  
San Pablo, CA 94806

Dear Mr. and Mrs. Lightner:

Enclosed please find three copies of the sales agreement for your purchase of Agency owned property adjacent to your property. If you find everything in order, please sign and return all three originals. If you have a problem with any of the terms, please call me as soon as possible at 234-6449.

I've enclosed a title report for the land dated the date of conveyance to the Agency. The Agency purchased title insurance at the time it originally purchased the property. The Agency will not order title reports nor purchase insurance for the conveyance to you; you may do so at your own discretion and at your own cost. To the best of the Agency's knowledge, nothing has occurred on the property since the date of the enclosed report that would affect the title; however, be advised that the property is being sold as is.

Please note that the purchase price for the property is, as before, \$2,500.00. The contract recognizes that you have already paid \$1,300.00 towards the total and that the remaining balance due is \$1,200.00.

Sincerely,

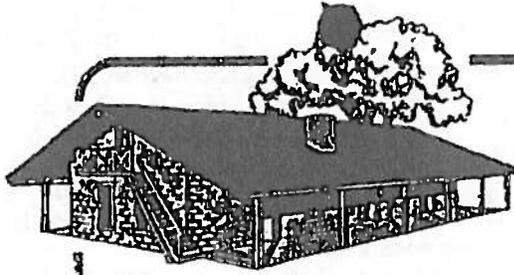
  
Chris Zirkle  
Redevelopment Planner

Enclosure

CZ:fln/lb:LRL-221.CZ



Chris



# CITY OF SAN PABLO

one alvarado square  
san pablo, california 94806 • (415) 234-6449  
(corner of san pablo avenue & church lane)

Community Development Dept./  
Redevelopment Agency

FAX: (415) 235-7059

April 11, 1990

Mr. and Mrs. Lightner  
2867 17th Street  
San Pablo, CA 94806

Dear Mrs. and Mrs. Lightner:

I am in receipt of your check number 517 for partial payment of the property next door to you. As discussed on the phone and at your request, I will hold on to the check, uncashed, until the Redevelopment Agency Board of Directors approves a purchase agreement for the property.

Enclosed please find 3 copies of the proposed purchase agreement. I've re-written Sections 2 and 3 to be consistent with your proposed terms.

If acceptable, please sign and date each of the three agreements and return them to me as soon as possible. I need your signature on the Agreements in order to get Board of Directors' approval.

Thank you.

Sincerely,

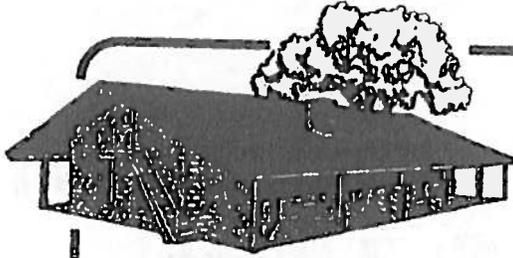
Chris Zirkle  
Redevelopment Planner

CZ:lj/1c:LL-0405.CZ



"CITY WITH NEW DIRECTIONS"

Marty



alvarado adobe

# CITY OF SAN PABLO

one alvarado square  
san pablo, california 94806 • (415) 234-6449  
(corner of san pablo avenue & church lane)

Community Development Dept./  
Redevelopment Agency

FAX: (415) 235-7059

September 10, 1990

Mr. and Mrs. L. D. Lightner  
2867 17th Street  
San Pablo, CA 94806

Dear Mr. and Mrs. Lightner,

Some time ago, Chris Zirkle mailed you the contracts for you to acquire the piece of land adjacent to your property. Chris is no longer working with the City, and I am tying up a number of loose ends created when he left.

While we received your check for \$600.00, you did not sign the contracts, and we have been unable to transfer the property to you.

Please sign the contracts and return them to me in the enclosed addressed envelope.

If you have any questions, please contact me after September 17, as I will be out of the office until that time.

Thank you for your cooperation.

Sincerely,

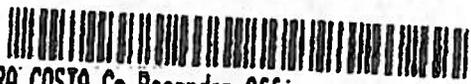
Marty Ackerman  
Community Development Director

MA:lj:ldl-0910.1ma



"CITY WITH NEW DIRECTIONS"

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<p><b>RECORDING REQUESTED BY AND WHEN RECORDED, RETURN TO:</b></p> <p><b>CITY OF SAN PABLO</b>  <b>13831 San Pablo Avenue</b>  <b>San Pablo, CA 94806</b>  <b>Attention: City Manager</b></p> <p><b><u>NO FEE DOCUMENT:</u></b>  <b>Exempt from recording fees pursuant to Government Code Section 27383</b></p>	 <p><b>CONTRA COSTA Co Recorder Office</b>  <b>STEPHEN L. WEIR, Clerk-Recorder</b>  <b>DOC- 2011-0061922-00</b>  Thursday, MAR 24, 2011 15:04:09  FRE \$0.00:1  Ttl Pd \$0.00 Nbr-0000873675  rcc/R9/1-4</p>
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APN: 413-220-036  
2875 17<sup>th</sup> Street

**GRANT DEED**

For a valuable consideration, the receipt of which is hereby acknowledged, THE REDEVELOPMENT AGENCY OF THE CITY OF SAN PABLO, a public body, corporate and politic, of the State of California (herein called "Grantor") hereby grants to the CITY OF SAN PABLO, a municipal corporation of the State of California (herein called "Grantee") the real property (the "Property") legally described below:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, CITY OF SAN PABLO, AND DESCRIBED AS FOLLOWS:

APN. 413-220-036

THE SOUTHERLY 12 ½ FEET OF LOT 15, BLOCK 26, PORTION AMENDED MAP RIVERS ANDRADE TRACT, MAP BOOK 8, PAGE 195, FILED NOVEMBER 13, 1912, CONTRA COSTA COUNTY RECORDS (FORMERLY KNOWN AS A PORTION OF 2875 17<sup>TH</sup> STREET)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 24 day of March, 2011.

By AD Weir, MPA  
acting Executive Director  
Redevelopment Agency of the City of San Pablo

**Property Detail Report**

For Property Located At



CoreLogic

RealQuest Professional

**2875 17TH ST, SAN PABLO, CA 94806****Owner Information:**

Owner Name: CITY OF SAN PABLO  
 Mailing Address: 13831 SAN PABLO AVE, SAN PABLO CA 94806-3703 C029  
 Vesting Codes: // CO

**Location Information:**

Legal Description: RIVERS ANDRADE POR LOT 15 BLK 26  
 County: CONTRA COSTA, CA APN: 413-220-036-3  
 Census Tract / Block: 3660.01 / 3 Alternate APN:  
 Township-Range-Sect: Subdivision: RIVERS ANDRADE  
 Legal Book/Page: Map Reference: / 588-H1  
 Legal Lot: 15 Tract #:  
 Legal Block: 26 School District: W CONTRA COSTA  
 Market Area: Munic/Township:  
 Neighbor Code

**Owner Transfer Information:**

Recording/Sale Date: 03/24/2011 / Deed Type: GRANT DEED  
 03/24/2011  
 Sale Price:  
 Document #: 61922 1st Mtg Document #:

**Last Market Sale Information:**

Recording/Sale Date: 05/05/1982 / 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 10770-110 2nd Mtg Amount/Type: /  
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information:**

Prior Rec/Sale Date: / 01/1980 Prior Lender:  
 Prior Sale Price: \$24,500 Prior 1st Mtg Amt/Type: \$21,370 /  
 Prior Doc Number: 9725-759 Prior 1st Mtg Rate/Type: PRIVATE PARTY /  
 Prior Deed Type: DEED (REG)

**Property Characteristics:**

Year Built / Eff: / Total Rooms/Offices:  
 Gross Area: Total Restrooms:  
 Building Area: Roof Type:  
 Tot Adj Area: Roof Material:  
 Above Grade: Construction:  
 # of Stories: Foundation:  
 Other Improvements: Exterior wall:  
 Basement Area: Garage Area:  
 Garage Capacity:  
 Parking Spaces:  
 Heat Type:  
 Air Cond:  
 Pool:  
 Quality:  
 Condition:

**Site Information:**

Zoning: Acres: 0.03 County Use: GOVERNMENT  
 Lot Area: 1,200 Lot Width/Depth: x State Use: (79)  
 Land Use: PUBLIC Commercial Units: Water Type:  
 (NEC) Sewer Type: Building Class

**Tax Information:**

Total Value: \$4,109 Assessed Year: 2011 Property Tax:  
 Land Value: \$4,109 Improved %:  
 Improvement Value: Tax Year: Tax Area: 11031  
 Total Taxable Value Tax Exemption:

# Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

2867 17TH ST, SAN PABLO, CA 94806-2336

**Owner Information:**

Owner Name: AVINA JAVIER & MARCELA A  
 Mailing Address: 2867 17TH ST, SAN PABLO CA 94806-2336 C020  
 Vesting Codes: // JT

**Location Information:**

Legal Description: RIVERS ANDRADE LOTS 13 & 14 BLK 26  
 County: CONTRA COSTA, CA APN: 413-220-004-1  
 Census Tract / Block: 3660.01 / 3 Alternate APN:  
 Township-Range-Sect: Subdivision: RIVER-ANDRADE  
 Legal Book/Page: Map Reference: / 588-H1  
 Legal Lot: 13 Tract #: W CONTRA  
 Legal Block: 26 School District: COSTA  
 Market Area: Munic/Township:  
 Neighbor Code:

**Owner Transfer Information:**

Recording/Sale Date: 10/18/2005 / Deed Type: GRANT DEED  
 10/12/2005  
 Sale Price: 1st Mtg Document #: 398243  
 Document #: 398243

**Last Market Sale Information:**

Recording/Sale Date: 03/31/1997 / 1st Mtg Amount/Type: \$114,468 / FHA  
 Sale Price: \$115,000 1st Mtg Int. Rate/Type: / ADJ  
 Sale Type: FULL 1st Mtg Document #: 52461  
 Document #: 52460 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$77.91  
 New Construction: Multi/Split Sale:

Title Company: OLD REPUBLIC TITLE  
 Lender: HARBOURTON MTG CO  
 Seller Name: MARTINEZ JUAN P

**Prior Sale Information:**

Prior Rec/Sale Date: 03/31/1997 / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: 52459 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: AFFIDAVIT

**Property Characteristics:**

Gross Area: 2,014	Parking Type: ATTACHED GARAGE	Construction: FRAME
Living Area: 1,476	Garage Area: 538	Heat Type: FORCED AIR
Tot Adj Area:	Garage Capacity: 2	Exterior wall: WOOD SIDING
Above Grade: 1,476	Parking Spaces: 2	Porch Type:
Total Rooms: 6	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 2 /	Basement Type:	Air Cond:
Year Built / Eff: 1978 / 1979	Roof Type:	Style: BUNGALOW
Fireplace: Y / 1	Foundation:	Quality: AVERAGE
# of Stories: 1.00	Roof Material: COMPOSITION SHINGLE	Condition: GOOD

Other Improvements: FENCE

**Site Information:**

Zoning: Acres: 0.11 County Use: SINGLE FAMILY (11)  
 Lot Area: 5,000 Lot Width/Depth: 50 x 100 State Use:  
 Land Use: SFR Res/Comm Units: / Water Type: PUBLIC  
 Site Influence: Sewer Type: PUBLIC SERVICE

**Tax Information:**

Total Value: \$145,418	Assessed Year: 2011	Property Tax: \$2,480.46
Land Value: \$55,828	Improved %: 62%	Tax Area: 11031
Improvement Value: \$89,590	Tax Year: 2011	Tax Exemption: HOMEOWNER
Total Taxable Value:		