Mayor
Willard Rodarmel
Mayor Pro Tem
John Plourde
Council Members
John Gordon
John Murray
Willard Rodarmel

City of
LEMOORE
CALIFORNIA
Redevelopment Agency

Redevelopment Division

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Staff Report

ITEM NO. 11

To: **Lemoore Redevelopment Agency Board**

From: **Brooke Austin, Housing Specialist**

Date: **May 25, 2011**

Subject: **Approval of home purchase by and loan to Kings County Management & Development Corporation**

Discussion:

In preparation for the Highway 198 and 19th Avenue Interchange Project, the Redevelopment Agency (RDA) purchased four homes along Stinson Drive and Carmel Drive that were proposed to be affected by the project. Since their purchase in 2004-2006, the Kings County Management and Development Corporation (KCMD) (the nonprofit arm of the Housing Authority of Kings County) has been providing property management services of the homes and renting them to low to moderate income families. The Management Agreement between KCMD and the RDA includes a "Right to Purchase" clause. This clause gives KCMD the opportunity to purchase any of the houses required to be moved or demolished for $1.00 each. Under this Agreement, KCMD is required to pay the costs and expenses of relocating the purchased houses, including moving costs, land acquisition costs, City building fees, utility connection fees, etc.

The most recent plans from the California Department of Transportation (Caltrans) indicate that two homes may have to be removed. The home at 752 Carmel Drive (023-530-015) definitely needs to be moved or demolished. A portion of the home at 1315 Stinson Drive (APN# 023-530-016) is located in the temporary construction easement and we are awaiting a final decision from Caltrans as to whether it needs to be moved, remodeled or demolished (a map of all properties affected by the interchange project, as well as, an aerial photograph of the home still in question are attached). KCMD would like to purchase these two homes and relocate them to a lot they have purchased, and subsequently submitted a tentative parcel map to split, on the southwest corner of "G" and Follett Streets. In order to complete the relocation, KCMD has requested a loan from the RDA to cover the related costs. KCMD has obtained estimates from several companies for house moving, as well as, calculated the estimated costs for all other required expenses. The total costs are estimated to be $134,464 for the Carmel house and $113,794 for the Stinson house (please see attachment for breakdown of costs).

Staff proposes selling the homes that are required to be removed by Caltrans to KCMD. In addition, a loan to KCMD is proposed for up to $250,000 with a term of ten years at 0% interest. If only one home is required to be removed, then the loan would be reduced accordingly. The loan terms will also require that KCMD continue to make the homes available at affordable housing cost to, and occupied by, persons and families of low or moderate income for 55 years.

The long term affordability covenant will allow the RDA to count these units towards our housing production requirement. Furthermore, the relocation will benefit the City/RDA in additional ways. The homes will not have to be demolished. Their relocation to the proposed location will utilize an infill housing lot and help to complete and beautify a neighborhood in the City's central core area. In addition, the RDA will not be required to replace the affordable units. The homes are currently vacant; therefore, no tenant relocation expenses are required.

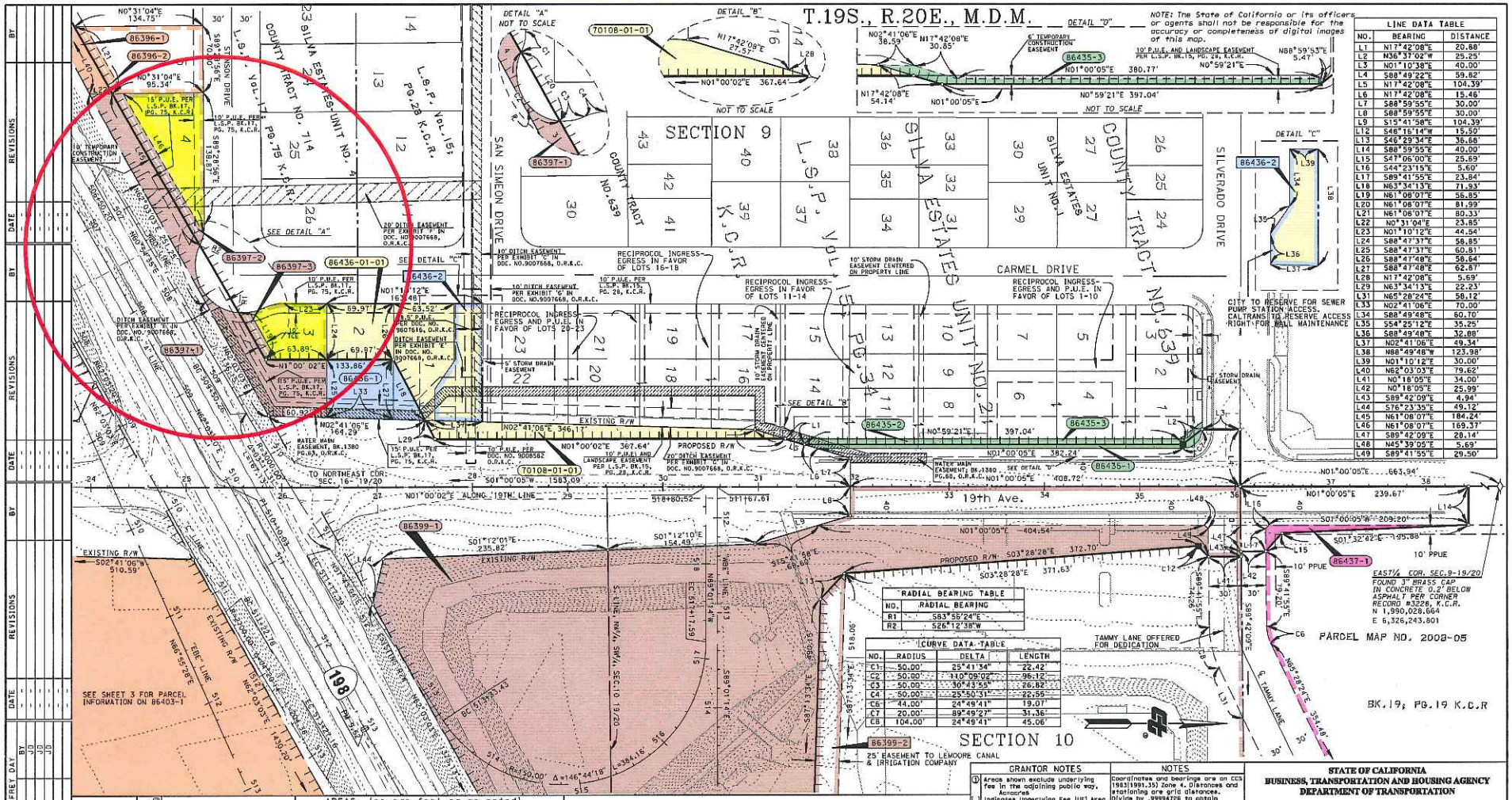
If the request is denied, the Agency will still have the burden of removing the homes. Furthermore, Section 33413(a) of the California Community Redevelopment Law requires that whenever dwelling units housing persons of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project subject to a written agreement with the agency or having been provided financial assistance by an agency, the agency shall, within four (4) years of the destruction or removal of the dwelling units, cause to be developed at affordable housing costs an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those units destroyed or removed within the territorial jurisdiction of the agency. Therefore, the homes would have to be replaced accordingly.

Budget Impact:

The Low-Moderate Income Housing Fund has an estimated ending balance of $5,155,208 for Fiscal Year 2010-2011. The Fund would be reduced by up to $250,000. If the funds are not used this fiscal year, the expenditure will be incorporated into next year's budget. As the loan is repaid, funds will be deposited into the Low-Moderate Income Housing Fund.

Recommendation:

That the Agency Board approve the purchase of the homes located at 1315 Stinson Drive and/or 752 Carmel Drive (depending on final determination by Caltrans), exclusive of land, and authorize a loan to Kings County Management and Development Corporation for up to $250,000 for the relocation of homes.



LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	N17°42'08"E	20.88'
L2	N36°37'02"W	25.25'
L3	N01°10'38"E	40.00'
L4	S88°49'22"E	59.82'
L5	N17°42'08"E	104.39'
L6	N17°42'08"E	15.46'
L7	S88°59'55"E	30.00'
L8	S88°59'55"E	30.00'
L9	S15°41'58"E	104.39'
L12	S46°16'14"W	15.50'
L13	S46°29'34"E	36.68'
L14	S88°59'55"E	40.00'
L15	S47°06'00"E	25.69'
L16	S44°23'15"E	5.60'
L17	S89°41'55"E	23.84'
L18	N63°34'13"E	71.93'
L19	N61°08'07"E	56.85'
L20	N61°08'07"E	81.99'
L21	N61°08'07"E	80.33'
L22	N07°31'04"E	23.85'
L23	N01°10'12"E	44.54'
L24	S88°47'37"E	58.85'
L25	S88°47'37"E	60.81'
L26	S88°47'48"E	58.64'
L27	S88°47'48"E	62.87'
L28	N17°42'08"E	5.69'
L29	N63°34'13"E	22.23'
L31	N65°28'24"E	58.12'
L33	N02°41'06"E	70.00'
L34	S88°49'48"E	50.70'
L35	S54°25'12"E	35.25'
L36	S88°49'48"E	32.88'
L37	N02°41'06"E	49.34'
L38	N88°49'48"W	123.98'
L39	N01°10'12"E	30.00'
L40	N62°03'03"E	79.62'
L41	N01°18'05"E	34.00'
L42	N01°18'05"E	25.99'
L43	S89°42'09"E	4.94'
L44	S76°23'35"E	49.12'
L45	N61°08'07"E	184.24'
L46	N61°08'07"E	169.37'
L47	S89°42'09"E	28.14'
L48	N45°39'05"E	5.69'
L49	S89°41'55"E	29.50'

RADIAL BEARING TABLE	
NO.	RADIAL BEARING
R1	S83°55'24"E
R2	S26°12'38"W

CURVE DATA TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	50.00'	25°41'34"	22.42'
C2	50.00'	110°09'02"	96.12'
C3	50.00'	30°43'55"	26.82'
C4	50.00'	25°50'31"	22.55'
C5	44.00'	24°49'41"	19.07'
C7	20.00'	89°49'27"	31.36'
C8	104.00'	24°49'41"	45.06'

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted) TOTAL	REQUIRED ① [UF]	EXCESS ① [UF]	REMAINDER	REMARKS
86396-1	F	LEMOORE REDEVELOPMENT AGCY	.22 AC	1619		.19 AC	
86396-2	TCE	LEMOORE REDEVELOPMENT AGCY		803			TCE TO THE STATE OF CALIFORNIA TO EXPIRE JUNE 2015
86397-1	F	LEMOORE REDEVELOPMENT AGCY	.54 AC	.25 AC		.29 AC	
86397-2	TCE	LEMOORE REDEVELOPMENT AGCY		1772			TCE TO THE STATE OF CALIFORNIA TO EXPIRE JUNE 2015
86397-3	TCE	LEMOORE REDEVELOPMENT AGCY		568			TCE TO THE STATE OF CALIFORNIA TO EXPIRE JUNE 2015
86399-1	F	CITY OF LEMOORE	18.93 AC	5.75 AC [.41AC]		12.77 AC	
86399-2	O	CITY OF LEMOORE		.73 AC			EASEMENT TO LEMOORE CANAL & IRRIGATION COMPANY
86435-1	F	PAUL & VICKIE DALEY	.74 AC	1906		.70 AC	
86435-2	TCE	PAUL & VICKIE DALEY		2595			TCE TO THE STATE OF CALIFORNIA TO EXPIRE JUNE 2015
86435-3	E	PAUL & VICKIE DALEY		2570			DALEY TO GRANT MAINTENANCE EASEMENT TO STATE
86436-1	F	DALEY ENTERPRISES INC.	.46 AC	.12 AC	.34 AC		TOTAL TAKE
86436-2	E	DALEY ENTERPRISES INC.		4661			SEWER PUMP MAINTENANCE TO CITY OF LEMOORE/WALL MAINTENANCE ACCESS RIGHTS TO STATE OF CA
86437-1	F	LEMOORE PACIFIC ASSOC.	3.13 AC	1161		3.10 AC	
70108-01-01	F	STATE OF CALIFORNIA			.12 AC		PREVIOUSLY AQUIRED

GRANTOR NOTES

① Areas shown exclude underlying fee in the adjoining public way. Acreages
[ ] Indicates Underlying Fee [UF] Area
UF Indicates Indeterminate UF
② TITLE CODES:
A=Access Rights Only
F=Fee
E=Easement (Ease)
TCE=Temp Construction Ease
T=Other Temp Ease (see Remarks)
O=Other (see Remarks)

NOTES

Coordinates and bearings are on CCS 1983(1991.35) Zone 4. Distances and stationing are grid distances. Divide by .99994726 to obtain ground distances.
All distances are in feet unless otherwise noted.

LEGEND

- Access Prohibited
- Access Superseded
- Existing R/W Superseded
- Access Opening (Private)
- (R) Indicates Radial Bearing
- Indicates Found Monument as noted
- Indicates calculated point. (Does not imply monument set)
- Title to State
- Required for Others

FEET 0 25' 50' 100' 150'

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP

TO DESIGN: / / EA(s): 06-32550 FA#:

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
06	KIN	198	9.52	4	8

R/W PROJECT SURVEYOR: JEFFREY DAY

DATE	REVISIONS	BY
08-05-09	PRELIMINARY SUBMITTAL	JD
09-19-10	TCE EXPIRE DATE	JD
09-08-10	REVISE TOTAL SHTS	JD

- 1315 Stinson Drive

- 752 Carmel Drive

The breakdown of costs is as follows:

Expenses	Carmel	Stinson
Lot Purchase	$19,000	$19,000
Lot Split	$ 3,990	$ 3,990
Site Clean Up & Prep	$ 7,275	$ 7,275
House Move & Foundation	$43,570	$36,073
Plumbing	$ 3,000	$ 3,000
Electrical	$ 3,000	$ 3,000
HVAC Remove & Replace	$ 1,500	$ 1,500
Floor Plan Drawing	$ 0	$ 0
Sheetrock Repair	$23,000	$15,000
Paint	$ 1,905	$ 1,755
Flooring	$ 6,144	$ 3,843
Fencing	$ 2,760	$ 1,860
Flat Work	$ 4,689	$ 3,910
Landscaping	$ 2,000	$ 2,000
Permits and Fees	$ 8,000	$ 8,000
Underground Services	$ 1,619	$ 1,619
Stucco	$ 3,012	$ 1,969
TOTAL COSTS	$134,464	$113,794
TOTAL FOR BOTH HOUSES		$248,258