

ATTACHMENT G – OAK KNOLL

REPORT TO CITY COUNCIL OAK KNOLL REDEVELOPMENT PROJECT

HOW THE PROGRAM WILL ALLEVIATE BLIGHT IN THE PROJECT AREA

City and Agency staff has been working closely with the Master Developer, SunCal Oak Knoll, LLC, to finalize the environmental review, planning and application and conditions of approval processes for the development of the 181-acre site. The approved Development Plan will allow the developer and the Agency to implement the Final Reuse Plan. This integrated development program will:

- A. Help to eliminate physical blighting conditions which prevent the effective use of buildings or lots;
- B. Upgrade buildings and infrastructure to enhance the health, safety and welfare of the community;
- C. Create a better living and working environment for the community by providing a well balanced and economically viable neighborhood;
- D. Enhance the City's recreational facilities and opportunities, open space, cultural and arts facilities, protection of wildlife habitat;
- E. Expand the supply of affordable housing for qualifying households and families; and
- F. Increase employment opportunities.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2008-09

Activities to reduce blight within the Oak Knoll Project Area in FY 2008-09 include:

1. SunCal performed vegetation management efforts to reduce blight and improve fire safety;
2. SunCal completed hazardous materials abatement work on more than 90 abandoned buildings within most of the site; and
3. The Agency performed vegetation management work on its 5.45 acre parcel and is in the process of having the 18 abandoned and blighted housing units on its site abated and demolished.

Note: SunCal Oak Knoll, LLC filed for bankruptcy in November 2008 shortly after the Lehman Brothers bankruptcy filing. City and Agency staff are working with the trustee and his representatives to release funding to mitigate blight, maintain and secure the property until it is purchased.