

RESOLUTION NO. 2002-046

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

NOV 12 2002

**AUTHORIZATION TO DESIGN A PUBLIC PARKING LOT ON
THE East Side OF STOCKTON BOULEVARD (APNS 015-0181-046, 015-0181-045, 015-
0181-044, AND 015-0181-043); APPROVAL OF PARKING LOT MAINTENANCE
PROJECT AND APPROVAL OF FUNDING**

WHEREAS, the Council of the City of Sacramento has determined and the Redevelopment Agency of the City of Sacramento finds that there is no other feasible alternative source of funding available for the design of the public parking lot.

WHEREAS, the Redevelopment Agency of the City of Sacramento relying on the determination of the Council of the City of Sacramento also finds and determines that there is no other feasible alternative source of funding available for the design of the public parking lot on the east side of Stockton boulevard.

WHEREAS, the Public Parking Lot is fully within the Oak Park Redevelopment Project Area and is consistent with and in furtherance of the Oak Park 2000-2004 Implementation Plan.

WHEREAS, the proposed project will benefit and improve the Oak Park Project Area and further the goals of the Oak Park 2000-2004 Implementation Plan by improving public facilities and eliminating blighting conditions inside the project area, including, without limitation, the lack of adequate infrastructure.

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. It is found and determined that the above recitals are true and correct.

Section 2. The Executive Director or her designee are authorized to amend the Agency budget by transferring \$215,000 from the 1999 Oak Park Tax Exempt Capital Improvement Revenue Bond Commercial Acquisition allocation, to the Stockton Boulevard East 9th/10th Avenue Project.

Section 3. That the Parking Lot Maintenance Project is approved.

Section 4. That the Executive Director or her designee are authorized to amend the Agency budget by transferring \$25,000 from the Oak Park Tax Increment Developers Assistance allocation, to the Parking Lot Maintenance Project.

FOR CITY CLERK USE ONLY

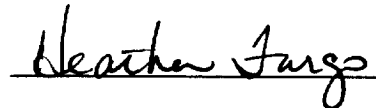
RESOLUTION NO.: 2002-046

DATE ADOPTED: NOV 12 2002

Section 5. The Executive Director or her designees are directed to take all actions necessary to process planning entitlements and facilitate design of the parking lot, subject to applicable Agency policy.

Section 6. The Executive Director is authorized to execute agreements necessary to complete the design of the parking lot, subject to approval by Agency Counsel.

Section 7. The Executive Director is authorized pursuant to Health and Safety Code Section 33433(c) (1), to dispose of the single-family residence located at 4722 9th Avenue through the Agency's Boarded and Vacant Program.



CHAIR

ATTEST:



SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-045

DATE ADOPTED: NOV 12 2002

RESOLUTION NO. 2002-048

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

NOV 26 2002

ALKALI FLAT REDEVELOPMENT AREA: AUTHORIZATION FOR EXECUTION OF DISPOSITION AND DEVELOPMENT AGREEMENTS WITH ROB AND ZORKA GOJKOVICH REGARDING 416 13TH STREET

Whereas, the Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Alkali Flat Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Alkali Flat Project Area ("Project Area");

Whereas, the Agency owns certain real property ("Property"), in the Project area and acquired with Project Area tax increment funds, which Property is generally described at 416 13th Street;

Whereas, the Agency and Rob and Zorka Gojkovich ("Developer") desire to enter into a Disposition and Development Agreement ("DDA"), a copy of which is on file with the Agency Clerk, which DDA's would sell 416 13th Street, result in an historic preservation easement in favor of the Agency, a regulatory agreement, and would require improvements to the property to be completed within one year.

Whereas, a report under Health and Safety Code section 33433 has been prepared, filed with the Agency Clerk and duly made available for public review, and, property notice having been giving, a hearing has been held in accordance with Health and Safety Code section 33431 and 33433.

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Redevelopment Agency of the City of Sacramento finds and declares this project is exempt from further environmental review per California Environmental Quality Act, Guidelines Sections 15301, 15325 and 15332. NEPA does not apply.

Section 2. The Project is consistent with the goals and objectives of the Redevelopment Plan and the Implementation Plan, and the Historic Property Infill Program.

Section 3. The Disposition and Development Agreements are approved, and the Executive Director is authorized to execute the DDA.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-048
DATE ADOPTED: NOV 26 2002

Section 4. The Sacramento Housing and Redevelopment Commission is delegated the authority to approve any subsequent changes to the Project or to the DDA, consistent with the staff report that accompanies this resolution.

Heather Jorg CHAIR

ATTEST:

Patricia A. Burrows
SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-048
DATE ADOPTED: NOV 26 2002

RESOLUTION NO. 2002-049

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

NOV 26 2002

BUDGET FOR SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY FOR 2003

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The proposed action does not constitute a project under CEQA per Guidelines Section 15378(b)(2), or a federal undertaking under NEPA.

Section 2. The 2003 Operating Budget totaling \$128,980,875 and the 2003 Project Budget totaling \$37,155,709, all as further described in the "2003 Proposed Budget," a copy of which is on file with the Agency Clerk, are approved as the Budget of the Sacramento Housing and Redevelopment Agency for the 2003 fiscal year, incorporating the budgets of the Redevelopment Agency of the City of Sacramento, the Redevelopment Agency of the County of Sacramento, the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento and contingent upon their respective approvals.

Section 3. A total of 324.32 SHRA positions (reflecting a decrease of 2.00 positions from the 2002 Agency Budget), are approved subject to classification review by the Executive Director.

Section 4. The budgeted amount for any item in the SHRA budget may be amended by majority vote of the governing body of the entity actually undertaking and funding the activity. Such an amendment so enacted shall be deemed to have been approved by all of the entities originally establishing the budget without further action of the remaining entities.

Section 5. The Executive Director is authorized to submit the Annual Housing Operating Budgets and all supporting documents for 2003 to the United States Department of Housing and Urban Development (HUD), including all required amendments for utilities and other miscellaneous adjustments. Furthermore, the Executive Director is authorized to amend the 2003 Agency Budget to reflect actual HUD approved expenditures and revenues for HUD funded programs and projects.

Section 6. The proposed expenditures under the 2003 Housing Operating Budgets are necessary in the efficient and economical operation of Agency housing to serve low-income families.

Section 7. The housing financial plan set forth in the 2003 Housing Operating Budgets is reasonable in that:

- a. It indicates a source of funding adequate to cover all proposed expenditures.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: **2002-049**
DATE ADOPTED: **NOV 26 2002**

b. It does not provide for use of federal funding in excess of amounts payable under the provisions of the pertinent regulations.

Section 8. All proposed rental charges and expenditures contemplated by the 2003 Housing Operating Budgets shall be consistent with provisions of law and the Annual Contributions Contract.

Section 9. The Executive Director is authorized to submit applications to HUD for Capital Fund Plan funding. If such grants are awarded, the Executive Director is authorized to accept the grant or grants, execute all related documents and amend the budget accordingly. The Executive Director is directed to comply with all policies, procedures, and requirements prescribed by HUD as a condition of such grants. The Executive Director is authorized to submit the Comprehensive Plan or annual statement to HUD, after receiving public comments and resident review.

Section 10. The Executive Director is authorized to obtain flood insurance through the federal flood insurance program as required by HUD for Agency properties and is authorized to purchase insurance for the Agency and enter into agreements with risk retention pools or other similar organizations, provided that insurance requirements, coverage and terms are commercially reasonable and provided that the cost does not exceed the approved budget.

Section 11. Subject to availability under the 2003 Agency Budget of any required Agency funds, the Executive Director is authorized to approve conversion of conventional dwelling units to non-dwelling use as long as the use is approved by HUD and consistent with adopted Agency policy and governing board direction.

Section 12. The \$288,270 funding gap between federal sources and operating costs for low-income rental housing units located within the City shall be funded by tax increment funds from the Merged Downtown Redevelopment Project Area. The expenditure of tax increment funds for such housing, in the manner specified, will improve and increase the stock of affordable housing in the community and will benefit the redevelopment area in that the housing so provided is in or adjacent to the redevelopment project area and provides housing for low-income families working or residing in the project area, which housing is currently inadequate to serve the redevelopment project area.

Section 13. The expenditure of tax increment funds for activities benefiting the homeless will benefit the Merged Downtown Redevelopment Project Area in that it will provide housing for a homeless population which remains in or frequents the Merged Downtown Redevelopment Project Area and is perceived as a blighting influence by business owners, property owners, workers and residents, and, as a result, impedes redevelopment of the Merged Downtown Redevelopment Project Area.

Section 14. The Executive Director is authorized and directed to approve, submit, and implement the Comprehensive Agency Annual Plans, future Comprehensive 5-Year Plans, attachments, and/or amendments to comply with the Quality Housing and Responsibility Act of 1998.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-049
DATE ADOPTED: NOV 26 2002

Section 15. The Executive Director is authorized to submit to HUD the one year action plan for Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for People With AIDS (HOPWA). If such grants are awarded, the Executive Director is authorized to accept the grant or grants, execute all related documents and amend the budget accordingly. The Executive Director is directed to comply with all policies, procedures, and requirements prescribed as a condition of such grants. The Executive Director is authorized to amend the contingency fund in the event that the actual entitlement exceeds, or is less than, that estimated in the budget.

Section 16. The Executive Director is authorized to submit grant applications for any and all activities within the jurisdiction of the Agency. If such grants are awarded, the Executive Director is authorized to accept the grant or grants (provided that the activities are fully funded by the grant or within the Agency Budget), execute all related documents and amend the budget. The Executive Director is directed to comply with all policies, procedures, and requirements prescribed as a condition of such grants. Such budget expenditure amendments are permitted for positions, services and supplies, equipment and projects: and include but are not limited to the following:

HUD Drug Elimination Grant	\$300,000
HUD Service Coordinator Grant	\$200,000
HUD EDI Learning Center Grant	\$200,000
DOL Pre-Apprenticeship Construction Training Grant	\$800,000

Section 17. The Executive Director is authorized to enter into necessary contracts with HUD and state granting agencies for homeless programs transferred to the County but for which the Agency was the designated recipient or contracting Agency. The Executive Director is authorized to accept such grants and to transfer program responsibility to the County pursuant to governing board approvals, subject to County acceptance of such transfer.

Section 18. During 2002, tax increment funds from the Merged Downtown Redevelopment Project Area have contributed to programs and activities of other areas and departments which benefit the Downtown Project Area. Subject to the limitations of the funding sources, the Executive Director is authorized to reimburse the Merged Downtown Project Area for funds advanced to other programs as monies become available from the close of the 2002 fiscal year.

Section 19. On an annual basis, HUD requires the Agency to conduct a physical inventory, analyze receivables for collectability and accordingly, reconcile and adjust related financial records; the Executive Director is authorized to amend the budget and financial records as needed for such adjustments.

Section 20. The Executive Director is authorized to make transfers of fund balances to accommodate reserve requirements. The Executive Director may allocate and transfer any available fund balances

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-049
DATE ADOPTED: NOV 26 2002

to accounts held for future projects or reduce budget shortfalls in any other fund balances, provided monies so used are not otherwise restricted by law or regulations related to the funding source.

Section 21. The Agency Budget is controlled at the fund group level. Except as provided in this resolution, no expenditure will exceed the approved budget.

Section 22. The Executive Director is authorized to amend the Agency Budget to appropriate for expenditure all revenues received in Agency revolving funds.

Section 23. The Executive Director is authorized to increase or decrease operating budget appropriations up to \$100,000 per transaction. Operating budget appropriation increases and decreases in excess of \$100,000 per transaction must be approved by the appropriate governing board.

Section 24. The Executive Director is authorized to transfer appropriations up to \$100,000 per transaction in operating budgets and contingency reserves.

Section 25. All project appropriations in existence as of December 31, 2002 will be carried over and continued in 2003.

Section 26. All multi-year operating grant budgets in existence as of December 31, 2002 shall be continued in 2003.

Section 27. The Executive Director is authorized to increase or decrease project budget appropriations by not more than \$100,000 for each project or activity.

Section 28. The Executive Director is authorized to transfer project appropriations among fund groups (such as among funds within a redevelopment project area).

Section 29. All encumbrances for valid purchase orders and contracts in effect as of December 31, 2002 may remain in effect in 2003. The Executive Director is authorized to increase the Agency Budget for valid encumbrances as of December 31, 2002, but only to the extent that the applicable division's 2002 operating budget appropriations exceeded 2002 expenditures.

Section 30. The Executive Director is authorized to amend the Agency Budget to reflect all required debt service payments.

Section 31. The Executive Director is authorized to transfer funding of approved capital projects within the respective project area funds in compliance with bond covenants, tax laws and applicable redevelopment laws and regulations.

Section 32. The Executive Director is authorized to execute internal administrative loans and reconcile available revenues as needed for redevelopment purposes to assure receipt of anticipated redevelopment area tax increment revenues.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: **2002-049**
DATE ADOPTED: ~~NOV 26 2002~~

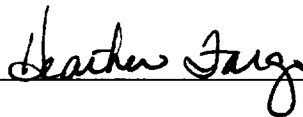
Section 33. The proposed planning and administrative expenses for the redevelopment low and moderate income funds are necessary for the production, improvement and/or preservation of low and moderate income housing during the 2003 Agency budget year.

Section 34. The Executive Director is authorized to implement internal loans between Agency managed funds as reflected in the Agency Budget and as consistent with bond covenants, tax laws and applicable redevelopment laws and regulations.

Section 35. The Executive Director is authorized to exercise default remedies and take other actions to protect Agency assets under contracts, loans, disposition and development agreements, owner participation agreements, and other Agency agreements and to appropriate the associated revenues in the Agency Budget. The Executive Director is authorized to enter into "loan work outs", to the extent reasonably necessary to protect Agency assets, and in entering such "work outs", the Executive Director is authorized to rewrite the terms of the loan as if the loan were made according to current loan program underwriting criteria (including forgiveness of principal as necessary to reflect underwriting the loan at current fair market value of the subject property).

Section 36. The Executive Director is authorized to incorporate the changes listed on Exhibit A as part of the 2003 Budget.

Section 37. This resolution shall take effect immediately.



CHAIR

ATTEST:



SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-049
DATE ADOPTED: NOV 26 2002

SUMMARY OF CHANGES TO SACRAMENTO HOUSING
AND REDEVELOPMENT AGENCY PROPOSED 2003 BUDGET

Proposed 2003 Total Operating Budget	\$128,980,875
Revised Proposed 2003 Total Operating Budget	\$0
Proposed 2003 New Projects	\$37,155,709
Revised Proposed 2003 New Projects	\$0
TOTAL AGENCY BUDGET	\$166,136,584

FOR CITY CLERK USE ONLY

RESOLUTION NO.: **2002-049**
DATE ADOPTED: **NOV 26 2002**