



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



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September 18, 1990

Budget & Finance Committee  
Transportation/Community  
Development Committee  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Various Matters re Comprehensive Survey of City  
Neighborhoods and Recommendations on  
Preservation/Revitalization Strategies Including  
Designation of a North Sacramento Survey Area for the  
Purposes of Exploring Redevelopment Designation

SUMMARY

The attached report is submitted to you for review and  
recommendation prior to consideration by the Redevelopment  
Agency and City Council of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the position, strategies and  
redevelopment designation.

Respectfully submitted,

*J. Roberts*  
for  
ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COMMITTEE:

*Solon Wisham, Jr.*  
\_\_\_\_\_  
SOLON WISHAM, JR.  
Assistant City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



September 25, 1990

Redevelopment Agency of the  
City of Sacramento and  
Sacramento City Council  
Sacramento, California

**SUBJECT:** Report on Comprehensive Survey of City Neighborhoods and Recommendations on Preservation/Revitalization Strategies Including Designation of a North Sacramento Survey Area for the Purposes of Exploring Redevelopment Designation

## SUMMARY

This report presents the findings of a comprehensive survey of neighborhoods throughout the City and County potentially in need of assistance under a variety of Agency sponsored programs and presents a series of recommended actions including the designation of North Sacramento as a survey area for redevelopment purposes along with the financing of preparation of land use and redevelopment plans for some portion of that area. In addition this report describes a Neighborhood Conservation Program which the Agency proposes to implement in targeted neighborhoods City and County-wide.

## BACKGROUND

In March of 1990 the staff presented and your Council adopted a list of intermediate range goals (one to five years) for the Agency. The first of these goals was to define "how the Agency can improve its usefulness as a tool for neighborhood improvement". In general, it was our desire for the Agency to increase its effectiveness as an agent for positive neighborhood change in distressed or low income neighborhoods. This report recommends several actions toward that end based on an analysis carried out over the last six months. Recommended actions include:

- o Continuation of the current neighborhood redevelopment program in Oak Park.
- o Close out of active designation of redevelopment projects in the Alkali Flat Project Area in three to five years with project termination (except for debt service) by 1996.

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- o Extension of the Del Paso Heights Redevelopment Project Area by twenty years to 2020.
- o Continuation of our Downtown\* Redevelopment implementation strategy.
- o Development of the Richards Boulevard\* redevelopment implementation strategy.
- o Continuation of CDBG target area designation in East Del Paso Heights, Del Paso Heights and Gardenland/Noralto.
- o Continued financing of Neighborhood Housing Services (NHS) programs in Gardenland/Noralto and Oak Park/Fruitridge Pocket.
- o Continuation of the Enterprise Zone programs in the Del Paso Heights/Northgate and Oak Park/Florin Perkins areas with extension of employment opportunities to Downtown and Meadowview.
- o Continued pursuit of federal and additional state Enterprise Zone designations including Downtown/Richards Boulevard and North Sacramento.
- o Continuation of our special coordination efforts in Meadowview and Southside with development of a similar program in the Washington Neighborhood (adjacent to Alkali Flat) when funding permits.
- o Continuation of our Commercial Strip Revitalization program along Marysville Boulevard, Broadway, Stockton Boulevard, Franklin Boulevard, and 12th Street.
- o Designation of a major portion of North Sacramento as a survey area to be considered for redevelopment designation either as a new free-standing redevelopment area or annexed to the existing Richards Boulevard Project Area.
- o Conceptual approval of a Neighborhood Conservation Program which will target small neighborhood areas of 50-100 homes for intensive housing rehabilitation, nuisance abatement, community cleanup, and code compliance assistance.

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\* We do not generally consider Downtown and Richards Boulevard, to be part of our 'neighborhood' efforts and so will not refer to these areas further in this report.

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Separate reports to City Council and the Board of Supervisors in early October will recommend establishing a South Sacramento survey area to be considered for possible designation as a joint City-County redevelopment area(s). In addition we hope to follow-up later this year with recommendations regarding the establishment of a targeted rehabilitation program for severely distressed multi-family projects. It is clear that our ability to assist blighted and at risk neighborhoods will often hinge on our ability to turn around seriously deteriorated or abandoned multi-family units which are often a key factor in neighborhood decline.

## Neighborhood Analysis

Currently the Agency's "tool kit" for assisting blighted and declining neighborhoods includes:

- o Redevelopment Area Designation - This is generally considered our most powerful neighborhood revitalization tool, reserved for those areas requiring the most concerted efforts and programs.
- o Targeted Expenditures of 20% Housing Set Aside Funds From the Downtown Redevelopment Area - These funds can be used anywhere in the City to assist affordable housing. Past applications have include housing development efforts in the Southside neighborhood, the Glen Ellen Mutual Housing Project, and subsidies to the Woodhaven senior citizen housing development in Del Paso Heights.
- o Community Development Block Grant (CDBG) Target Area Designation - This program enables the funding of capital improvements in low income target areas.
- o Rental and Single Family Home Rehabilitation Programs - Loans are available throughout the City and County.
- o Commercial Loan and Facade Rebate Programs - This effort is targeted for portions of selected commercial strips.
- o Enterprise Zone Programs - This program offers tax incentives to businesses hiring from the high density unemployment areas and/or locating in specific enterprise zone areas.
- o Neighborhood Housing Services - This non-profit organization manages a revolving loan fund and neighborhood based housing rehabilitation efforts within designated target areas.

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- o First Time Homebuyer Programs - These loans are available county-wide, however, the Agency is attempting to target these programs to certain declining neighborhoods in a effort to increase homeownership.
- o Special Focused Neighborhood Efforts - In the case of Meadowview and Southside (and in spite of a lack of dedicated redevelopment or CDBG funds) the Agency is targeting staff resources and appropriate programs to assist the community residents in upgrading these areas. The Neighborhood Conservation Program described later in this report will build on this approach.

Having spent considerable time and effort developing these tools, this year, we set out to review our role in each of the existing program areas and to comprehensively survey the balance of the City (and County) to determine how our available tools or any newly proposed strategies might benefit neighborhoods experiencing signs of distress. Our goal has been to identify neighborhoods suffering from structural deterioration and economic disinvestment and to evaluate these neighborhoods in terms of their ability to benefit from various kinds of assistance. While we surveyed the entire City, emphasis was placed on our existing program areas along with a careful review of such areas as North Sacramento, including Robla and Parker Homes; City Farms; Woodbine; the Washington neighborhood and other Downtown neighborhoods; and portions of Southeast Sacramento (e.g., along Stockton Boulevard, 14th Avenue, Elder Creek Road, etc.).

The results of these surveys are summarized in Exhibit A; Exhibit B is a map illustrating the areas surveyed. (Note: These surveys contain some County areas as well). Exhibit C summarizes the City areas which, in our opinion, merit some treatment and the treatment(s) proposed. In addition our preliminary findings based on surveys of potential areas in the City and County indicate that North Sacramento (along with several joint City/County areas in South and Southeast Sacramento) merit further consideration for designation as redevelopment areas. This recommendation is based on findings of urban character and blight as defined by State Redevelopment Law and summarized below:

- o urban character (State law requires that 80% of privately owned land be developed).
- o irregular lots/inadequately sized parcels preventing development.
- o degree of structural deterioration/disinvestment/defective design/obsolete uses, etc.
- o ownership patterns nonconductive to private investment.

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- o inadequate public improvements.
- o adverse social/economic conditions.
- o potential tax increment generated/need for redevelopment powers to address blight.

North Sacramento has significant blight in the form of structural and economic deterioration, predominantly evidenced by a number of vacant and seriously substandard multi-family units as well as vacant and underutilized commercial properties. The area has a large single family housing stock which is in need of rehabilitation and supportive infrastructure improvements. Pockets of residential properties are surrounded by encroaching industrial uses in the areas adjacent to Interstate 80, between Arden Way and Marconi Avenue. One neighborhood in particular, Parker Homes, comprised of temporary military houses built in the 40's, has lots, set backs, infrastructure and street widths in non-compliance with current standards.

It is staff's opinion that the blight evidenced in portions of North Sacramento will not be addressed by the private sector and that redevelopment may be appropriate. In addition, along key business strips, it is staffs' opinion that development and public improvement projects have the potential to produce tax increment revenues and are likely to generate success in the form of incentives for private investment.

A portion of the Southeast Sacramento area (along Stockton Boulevard near Fruitridge Road) along with several areas along Franklin Boulevard south of Fruitridge Road are being considered as part of a joint City-County South Sacramento survey area which will be presented to you in early October. Several other areas such as the residential area between Sutterville Road, 24th Street, Fruitridge Road and Highways 99 (City Farms), and sub-areas in Southeast Sacramento such as the Glen Elder area may also benefit from some revitalization assistance. It is staff's opinion that they, along with several portions of our existing targeted areas, may benefit from the proposed Neighborhood Conservation Program described later in this report.

Staff recommends the continuation of current redevelopment activities in the Oak Park and Del Paso Heights communities. In addition in Del Paso Heights, because of the high degree of blight existing in the area in spite of our efforts over the past twenty years, we also recommend the extension of redevelopment area designation for twenty years, resulting in a revised termination date of 2020.

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In contrast we feel that Alkali Flat requires only three to five years in which to complete our redevelopment efforts in that area. Current available Alkali Flat tax increment funds are sufficient to carry out several catalyst projects during this time period after which we feel market forces will assist and encourage private investment in the area. An overview of our redevelopment strategies for Alkali Flat will be presented to you later this year.

Finally, the Washington Neighborhood is an area which might benefit from the Neighborhood Conservation Program but also merits consideration of acquisition of some commercial properties along 16th Street for rehabilitation or potential re-use. We are recommending that a program similar to the one we are pursuing in Southside be developed for this area, subject to staffing constraints.

Description of North Sacramento Survey Area

Staff recommends the establishment of a survey area for the purpose of investigating the redevelopment potential in the portion of North Sacramento generally illustrated in the map attached as Exhibit D and described in the legal description attached as Exhibit E. With the exception of Parker Homes, which spans the interstate, this area is generally bounded by Interstate 80 on the north, the American River on the south, Business 80 on the east, and Northgate Boulevard on the west excluding the current Del Paso Heights Redevelopment Project Area. The Survey Area is predominantly residential; the majority of housing units are single family homes though there are also a number of multi-family units. Strip commercial uses are located on the main arterials of Del Paso

Boulevard, Arden Way, Northgate Boulevard, and El Camino Avenue. The southern portion of the survey area contains a partially developed business park which may generate jobs and tax increment to assist blighted areas to the north.

The Survey Area also includes the Agency's East Del Paso Heights and Gardenland/Norralto Community Development Block Grant (CDBG) Target Areas and portions of the Northgate/Norwood Enterprise Zone. (Portions of Del Paso Boulevard are included in the application for Enterprise Zone designation submitted this year.) The Del Paso Heights Redevelopment Area is not included in the survey area since it already has redevelopment designation, however, as noted earlier, we wish to consider a Del Paso Heights time extension and possibly, annexation to another redevelopment area.

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Blighting factors in the North Sacramento Survey Area include:

- o Deteriorating commercial districts with a pattern of small commercial lots in a variety of ownerships not conducive to assembly and development at a highest and best use, and a high level of storefront vacancies.
- o A number of severely distressed and abandoned multi-family rental properties which provide a disincentive to private investment and offer a haven for drug activities and other illegal uses.
- o An older and declining single family housing stock which offers strong potential to provide affordable housing if incentives can be provided for homeownership, rehabilitation and quality management and maintenance of rental properties.
- o Pockets of seriously substandard single family housing units on non-conforming lots.
- o Infrastructure and social service needs including improvement and addition of main transportation arterials serving the community and correction of drainage problems.

## **Redevelopment Timeline**

Staff proposes a two and one half year timeframe in which to establish a new redevelopment area or annex to an existing redevelopment area. This length of time is necessary in order to comply with all the requirements of State Redevelopment Law and to also work with the community to carry out a land use study and develop an implementation strategy prior to establishment of a redevelopment area. If the land use plan is omitted from our schedule until after the Redevelopment Plan is adopted, the amount of time required to establish or annex a redevelopment area can be reduced to two years. In the case of North Sacramento, and in response to comments received during the Richards Boulevard process, we recommend adding six months to this schedule in order to include a land use plan and implementation strategy in the process. Exhibit E summarizes the major steps in the plan adoption process.

## **Proposed Neighborhood Conservation Strategy**

We have frequently observed that troubled neighborhoods suffer from a collection of varied problems which no one City or County department or organization is equipped to address. The proposed

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Neighborhood Conservation Program is based on the premise that the probability of turning around distressed neighborhoods can be greatly increased by developing comprehensive and coordinated solutions which address the full spectrum of problems facing a neighborhood and include all responsible organizations/agencies; both intra-agency and inter-agency coordination are essential.

Presented below, therefore, is an overview of the key elements of a proposed Neighborhood Conservation Program which the Agency hopes to initiate in 1991. This effort will involve the Agency as well as City and County departments in a coordinated approach to stabilize and revitalize threatened neighborhoods.

Program Concept

The Program will be available to assist distressed neighborhoods of 50-100 households by implementing a two year intensive program to address neighborhood problems and establish a council of neighborhood leaders. In each neighborhood a key element of this effort will be implementation of a concentrated code enforcement/housing rehabilitation program. Depending on the need of the particular neighborhood, other program components might include a junk auto rebate program, community cleanups, increased nuisance abatement, increased police surveillance to address drug/crime problems, street repairs, tree plantings, targeted commercial loans and grants, and special attention to problem multi-family projects.

In 1991 one or two pilot efforts will be initiated in several areas in which we are already active. Our efforts in the first year must be restricted to only one or two areas in order to avoid over committing limited housing rehabilitation loan funds. In the City, portions of Del Paso Heights and Meadowview are suggested. Del Paso Heights is already slated for a concentrated nuisance abatement program coordinated with the City's Neighborhood Services Department and the efforts of the Agency and the City in Meadowview are consistent with the premises of the Neighborhood Conservation Program. Simultaneously staff will develop a criteria to identify future neighborhoods to be targeted in year two of the program as well as formalize program procedures, loan programs, marketing materials, and identify additional rehabilitation loan funds.

The role of Neighborhood Conservation staff will be that of facilitators. Close coordination and dedicated support is essential from City and County departments. This Program cannot succeed in the City without support from the City Manager's Office, Neighborhood Services, Parks and Community Services, the Police and many other City and County departments dedicated to supporting neighborhoods. We are aware that, like the Agency, City and County

staff are also working with limited resources. To accomplish coordination of these key players and to assure that we are able to carry out the Program within available resources, the Agency proposes to work with the City and County to convene a task force comprised of the Neighborhood Conservation Program Coordinator and other counterparts in the key departments as well as local non profit organizations serving the neighborhood. Task force meetings would be held at the initiation of each neighborhood effort to identify the level of involvement and support needed from each entity, with ongoing meetings held as needed. All members will receive monthly status reports about our current activities. During year one the task force will develop guidelines regarding inter-Agency coordination and effective resources allocation.

Two key elements of this program will be a marketing brochure and the dissemination of essential information to neighborhood leadership in order to assist them to continue these efforts once the Agency moves on to a new neighborhood.

Proposed Implementation Model

- o Develop maps and collect demographic and land use information in the targeted area.
- o Conduct an initial survey to ascertain resident attitudes/opinions about their neighborhood.
- o Hold a public meeting at a facility in or near the neighborhood to describe the Neighborhood Conservation Program and solicit public involvement. Modify plan based upon public requests and community needs. Introduce resources available.
- o Where a citizen advisory group is not already in place, appoint a Neighborhood Association of three to five individuals who will act as the primary point of contact with the community. Agency, with the assistance of City staff, will support this Neighborhood Association until neighborhood improvement efforts are well established.
- o Work with the Neighborhood Association to identify neighborhood specific projects and a one to two year timeline for completion.
- o Foster concentrated involvement in the community with a one day clean up or similar event; possibly coupled with a junk car removal campaign.

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- o After the clean up campaign has been successful, write every owner occupant and advise that below market interest rate home improvement loans are available with terms tailored to meet individual needs.
- o Write all investment owners and advise that (a) the Agency is financing a Neighborhood Conservation Program, (b) Rental Rehabilitation Program loans are available at reduced rates, and (c) (if applicable) commercial loans and facade grants are available.
- o Publicize and fund a paint up/fix up program making paint and material available to owner occupants at reduced or no costs.
- o Follow up with owner occupied and rental property owners. Advise rental owners of what appears to be necessary based upon a windshield inspection.
- o Meet with all single family property owners personally and inform them of the program.
- o Write all rental owners and advise that all rental units will be inspected and cited for code violations and that Rental Rehabilitation Program funds are available. Establish with City attorney that enforcement of code provisions within neighborhood will be given a priority and funds will be available for assistance to property owners with violations.
- o Inspect and cite rental units for code violations. Advise owners that funds are available to assist correction of cited property.
- o Initiate final code enforcement efforts.

## **FINANCIAL DATA**

Consultant and additional staff expenses are anticipated in association with the extensive fiscal analysis, land use planning, environmental review, and community participation processes required to evaluate and carry out redevelopment area designation in North Sacramento. To cover this expense, Agency staff anticipates that approximately \$500,000 must be allocated to the proposed North Sacramento Redevelopment Plan adoption process. Funds are required for the following expenses:

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## Consultants

o Plan Adoption Advisor	\$ 100,000*
o EIR consultant	\$ 100,000
o Land Use Plan Consultant	\$ 175,000
<u>Staff: Associate Planner</u>	\$ 100,000
<u>PAC Start Up &amp; Meeting Expenses</u>	\$ 13,000
<u>Miscellaneous Printing Costs</u>	\$ 12,000
	<hr/>
	\$ 500,000

These funds will be loaned from the Downtown Tax Increment funds to be paid back from any tax increment funds generated by the project area.

Costs associated with the Neighborhood Conservation Program and all other Agency staff costs relative to the various projects recommended in this report will be included in the 1991 or subsequent Agency Budgets. Staff costs and special projects in the Washington Neighborhood will be covered at such time that additional funds become available.

## ENVIRONMENTAL REVIEW

The proposed action involves only feasibility or planning studies for possible future actions which the Agency has not approved, adopted or funded, and thus is exempt from environmental review per Section 15262 of the CEQA Guidelines. Upon development of a Preliminary Plan for a proposed North Sacramento redevelopment area, staff will issue the Notice of Preparation of a Draft EIR to all responsible agencies (CEQA Guidelines, Section 15082) and to all affected taxing entities (Health and Safety Code Section 33333.3) and commence preparation of an Environmental Impact Report.

## MBE/WBE

All RFP's for consultants discussed in this report will contain the Agency's MBE/WBE policy requirements. Any future contracts for redevelopment or revitalization activities will also be subject to the appropriate MBE/WBE requirements.

## POLICY IMPLICATIONS

In general and with the following exceptions, the actions proposed in this report are consistent with existing Agency programs and policies and with federal regulations, the CDBG three year plans, and State Redevelopment Law. Termination of the Alkali Flat redevelopment plan by 1996 will require an amendment to the Alkali Flat Redevelopment Plan and will be addressed in a separate report.

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Extension of the Del Paso Heights Redevelopment Plan will require a more extensive process to amend the Del Paso Heights Plan including fiscal review by affected taxing entities.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of September 17, 1990 the Sacramento Housing and Redevelopment Commission considered this staff report and adopted a motion recommending that you approve the attached resolutions. The vote was as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATIONS

Redevelopment staff recommends that the City Council approve and direct the Agency to implement the collection of neighborhood actions as proposed in this report and including:

- 1) Continuation of current neighborhood redevelopment efforts in Oak Park.
- 2) Close out of redevelopment activities in Alkali Flat in three to five years.
- 3) A twenty extension of the Del Paso Heights Project Area.
- 4) Continuation of the Downtown Redevelopment implementation strategy.
- 5) Development of the Richards Boulevard redevelopment implementation strategy.
- 6) Continuation of CDBG target area designation in East Del Paso Heights, Del Paso Heights, and Gardenland/Noralto.
- 7) Continued financing of Neighborhood Housing Services (NHS) in Gardenland/Noralto and Oak Park/Fruitridge Pocket;
- 8) Continuation of the Enterprise Zone Programs in the Del Paso Heights/Northgate and Oak Park/Florin Perkins areas with extension of employment opportunities to Downtown at Meadowview;
- 9) Continued pursuit of federal and additional state enterprise zone designations including Downtown/Richards Boulevard and North Sacramento;

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- 10) Continuation of our special coordination efforts in Meadowview and Southside with development of a similar program in the Washington Neighborhood when funding permits.
- 11) Continuation of our Commercial Strip Revitalization Programs along Marysville Boulevard, Broadway, Stockton Boulevard, Franklin Boulevard and 12th Street;
- 12) Designation of a major portion of North Sacramento as a survey area to be considered for redevelopment designation either as a new free-standing area or annexed to the existing Richards Boulevard Project Area; allocation of funds as requested; and designation of a associate planner position to carry out this process.
- 13) Conceptual approval of the Neighborhood Conservation Program which will target a code compliance/housing rehabilitation efforts as well as a broad range of Agency programs and City and County services to selected blighted and deteriorating neighborhoods throughout the City and County.

Respectfully submitted,



ROBERT E. SMITH  
Executive Director

Transmittal to Council:

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WALTER J. SLIPE  
City Manager

Contact Person Anne Moore 440-1317.

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# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

**RECOMMENDED NEIGHBORHOOD PRESERVATION AND  
REVITALIZATION STRATEGIES; CONSIDERATION OF  
EXISTING REDEVELOPMENT AREAS; DESIGNATION  
OF PORTIONS OF NORTH SACRAMENTO AS A  
REDEVELOPMENT PROJECT SURVEY AREA**

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

Section 1: The Neighborhood Preservation and  
Revitalization Strategies (the "Program") set forth in the attached  
staff report (the "Staff Report") are approved.

Section 2: Except to the extent that actions must be  
individually reviewed by the respective governing bodies, the  
Executive Director is authorized and directed to take such actions  
as are reasonably necessary to implement the Program, specifically  
including the following:

- a) Continuation of current neighborhood redevelopment  
efforts in Oak Park.
- b) Completion of redevelopment activities in Alkali Flat  
within three to five years.
- c) Undertake twenty year extension of the Del Paso Heights  
Project Area.
- d) Continuation of the Downtown Redevelopment implementation  
strategy.
- e) Development of the Richards Boulevard redevelopment  
implementation strategy.
- f) Continuation of CDBG target area designation in East Del  
Paso Heights, Del Paso Heights, and Gardenland/Noralto.
- g) Continuation of financing of Neighborhood Housing  
Services ("NHS") in Gardenland/Noralto and Oak  
Park/Fruitridge Pocket.
- h) Continuation of the Enterprise Zone Programs in the Del  
Paso Heights/Northgate and Oak Park/Florin Perkins areas  
with extension of employment opportunities to Downtown  
and Meadowview.

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- i) Continued pursuit of federal and additional state enterprise zone designations including Downtown/Richards Boulevard and North Sacramento.
- j) Continuation of our special neighborhood coordination efforts in Meadowview and Southside with development of a similar program in the Washington Neighborhood when funding permits.
- k) Continuation of our Commercial Strip Revitalization Programs along Marysville Boulevard, Broadway, Stockton Boulevard, Franklin Boulevard and 12th Street.
- l) Review of the Survey Area as provided in Section 2 and allocation of funds not to exceed \$500,000 for such activities.
- m) Review of the Neighborhood Conservation Program which will target code compliance/housing rehabilitation efforts as well as a broad range of Agency programs and City and County services to selected blighted and deteriorating neighborhoods throughout the City and County.

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CHAIR

ATTEST:

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SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

## ESTABLISHMENT OF A POSITION TO ASSIST THE PROCESS OF ESTABLISHING A NORTH SACRAMENTO REDEVELOPMENT AREA

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

Section 1: The Executive Director is authorized to  
establish a full-time Associate Planner position for current  
assignment to assist in the process of establishing a North  
Sacramento Redevelopment Area.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

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\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RECOMMENDED NEIGHBORHOOD PRESERVATION AND  
REVITALIZATION STRATEGIES; CONSIDERATION OF  
EXISTING REDEVELOPMENT AREAS; DESIGNATION  
OF PORTIONS OF NORTH SACRAMENTO AS A  
REDEVELOPMENT PROJECT SURVEY AREA**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
SACRAMENTO:

Section 1: The Neighborhood Preservation and  
Revitalization Strategies (the "Program") set forth in the attached  
staff report (the "Staff Report") are approved.

Section 2: That portion of North Sacramento (the "Survey  
Area"), shown in Staff Report Exhibit D and further described in  
Staff Report Exhibit E, is designated a redevelopment survey area,  
as defined in the California Community Redevelopment Law (the  
"CRL") for the determination of the feasibility of adopting a  
redevelopment plan for all or a portion of the Survey Area or of  
annexation of all or a portion of the Survey Area to an existing  
redevelopment area.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

Potential Redevelopment Area  
Survey Results

Area*	Blight (1-5)	Ability to Address with Redevelopment (1-5)	Total	Comments
<u>County</u>				
1. Folsom Blvd. - Mather Field Road - Zinfandel (Rancho Cordova)	3	3	6	Pockets of blight on commercial strip. Several seriously distressed multi family rental properties. Housing stock would benefit from some targeted rehabilitation assistance.
2. Greenback and Main (Orangevale)	3	2	5	Portions of commercial strip are deteriorated and lack infrastructure improvements. Housing stock could benefit from targeted rehabilitation assistance. Market forces are expected to address commercial deterioration.
3. Auburn Blvd./Old Auburn Auburn Blvd to County Line (Citrus Heights)	3	3	6	Portions of commercial strip are deteriorated and lack infrastructure improvements. Housing stock in portions would benefit from targeted rehabilitation assistance.

\* Numbers correspond to Map, Exhibit B.

Potential Redevelopment Area  
Survey Results

	Blight (1-5)	Ability to Address with Redevelopment (1-5)	Total	Comments
Watt Avenue - (I-80 - Elkhorn Blvd. (North Highlands)	3	3	6	Pockets of blight on relatively healthy commercial strip. Predominantly single family housing stock with some need for targeted rehabilitation assistance. Numerous large vacant lots on west side of Watt Avenue.
Auburn Blvd/Fulton Ave (I-80 - Watt and South to Marconi)	4	3	7	Auburn commercial strip dominated by motels, older mobile home parks; lack of infrastructure improve- ments. Portions of housing stock could benefit from targeted rehabilitation assistance.

Potential Redevelopment Area  
Survey Results

Area	Blight (1-5)	Ability to Address with Redevelopment (1-5)	Total	Comments
<u>County</u>				
6. M Street (Rio Linda)	3	2	5	Deteriorating commercial strip. Infrastructure upgrade will be addressed in proposed CDBG funded M Street Project. Single family housing stock could benefit from targeted rehabilitation assistance.

Potential Redevelopment Area  
Survey Results

Area	Blight (1-5)	Ability to Address with Redevelopment (1-5)	Total	Comments
<u>City</u>				
7. North Sacramento including Robla, East Del Paso Heights and Gardenland/Norralto	4	5	9	Several seriously distressed multi family properties; numerous vacant and underutilized commercial and industrial properties. Redevelopment would allow site assembly for catalyst commercial projects. Pockets of blighted residential properties adjacent to encroaching industrial uses. Substandard temporary housing units in nonconforming subdivision located in flight path of air base (Parker Homes).
8. Del Paso Heights				Currently designated as a redevelopment area. Single family housing stock in need of rehabilitation assistance, infill lots suitable for residential development, struggling commercial strip, ongoing infrastructure and social service needs. Degree of blight justifies extension of term of project area.

Potential Redevelopment Area

Survey Results

Area	Blight (1-5)	Ability to Address with Redevelopment (1-5)	Total	Comments
<u>City</u>				
9. Meadowview	3	2	5	Blighting factors are predominantly social rather than structural. Large sites suitable for residential and commercial development are available.
10. Franklin Boulevard from 14th Avenue South to Fruitridge Road (City Farms)	2	2	4	Portions of commercial strip are deteriorated and lacks infrastructure improvements. Housing stock would benefit from targeted rehabilitation assistance and infrastructure improvements.
11. Southeast Sacramento Stockton Boulevard/ Fruitridge Road and Franklin Boulevard South of Fruitridge Road.	3	4	7	Blighted and out dated commercial strip with a number of vacant lots; several seriously distressed multi family properties, residential areas present opportunity for infill development, a number of single family homes are seriously deteriorated. Note: Adjacent County area roughly bounded by Stockton Boulevard, 14th Avenue, Franklin Boulevard, and 24th Avenue contains numerous seriously distressed multi family properties (Young Street and Franklin Boulevard Area).

Potential Redevelopment Area

Survey Results

Area	Blight (1-5)	Ability to Address with Redevelopment (1-5)	Total	Comments
<u>City</u>				
11. Southeast Sacramento Stockton Boulevard/ Fruitridge Road and Franklin Boulevard south of Fruitridge Road (CONTINUED)				Blighted and outdated commercial strips with lot sizes and patterns inconducive to private investments. Redevelopment would enable site assembly for catalyst projects. Housing stock could benefit from targeted rehabilitation assistance. Some opportunity for infill residential development exists.
12. Woodbine	2	4	7	Single family housing stock in need of rehabilitation assistance and some infrastructure improvements. Large lots available for development in southern and north western portion. Relatively healthy commercial strip with some opportunities for infill.
13. Oak Park				Currently designated as a redevelopment area. Single family housing stock in need of rehabilitation assistance. Some opportunity for single family infill development. Commercial strips offer opportunity for several catalyst commercial development projects.

Potential Redevelopment Area

Survey Results

Area	Blight (1-5)	Ability to Address with Redevelopment (1-5)	Total	Comments
4. Washington Neighborhood				Mixture of single family and low density multi family housing stock in some need of targeted rehabilitation. 16th Street commercial strip contains blighting uses, contributing to social problems and discouraging economic development.
5. Alkali Flat				Currently designated as a redevelopment area. Available funds will be allocated to several catalyst projects scheduled for implementation over the next three to five years.
6. Southside Park	2	3	5	Mixed single family and low density multi family housing stock in need of some targeted rehabilitation assistance. Sites available for infill housing development.



<u>City Areas Meriting Treatment****</u>	<u>Tool/Strategy Proposed</u>
Robla, included in (7)	<ul style="list-style-type: none"><li>o Redevelopment (proposed as part of North Sacramento Survey Area)</li><li>o Neighborhood Conservation Program (possible)</li></ul>
East Del Paso Heights included in (7)	<ul style="list-style-type: none"><li>o Redevelopment (proposed as part of North Sacramento Survey Area)</li><li>o CDBG Target Area**</li><li>o Neighborhood Conservation Program (possible)</li></ul>
Gardenland/Norralto included in (7)	<ul style="list-style-type: none"><li>o Redevelopment (proposed as part of North Sacramento Survey Area)</li><li>o CDBG Target Area**</li><li>o NHS*</li><li>o Neighborhood Conservation Program (possible)</li></ul>
Meadowview (a)	<ul style="list-style-type: none"><li>o Enterprise Zone (employment target)</li><li>o Special Coordination Efforts</li><li>o Neighborhood Conservation Program (proposed)</li></ul>
Southside (16)	<ul style="list-style-type: none"><li>o Special Coordination Efforts</li><li>o Downtown Tax Increment for Housing</li><li>o Neighborhood Conservation Program (possible)</li></ul>
Washington Neighborhood (14)	<ul style="list-style-type: none"><li>o Special Coordination Efforts (proposed)</li><li>o Neighborhood Conservation Program (possible)</li></ul>

- \* Neighborhood Housing Service (NHS)
- \*\* Community Development Block Grants
- \*\*\*\* See attached Map, Exhibit B

<u>City Areas Meriting Treatment****</u>	<u>Tool/Strategy Proposed</u>
Oak Park (13)	<ul style="list-style-type: none"><li>o Redevelopment</li><li>o Enterprise Zone</li><li>o NHS*</li><li>o Neighborhood Conservation Program (possible)</li><li>o Commercial Strip Designation</li></ul>
Alkali Flat (15)	<ul style="list-style-type: none"><li>o Redevelopment (phase-out)</li><li>o Commercial Strip Designation</li><li>o Enterprise Zone (employment target)</li></ul>
Del Paso Heights (8)	<ul style="list-style-type: none"><li>o Redevelopment (extend)</li><li>o Enterprise Zone</li><li>o CDBG Target Area**</li><li>o Neighborhood Conservation Program (proposed)</li><li>o Commercial Strip Designation</li><li>o Enterprise Zone (employment target)</li></ul>
Downtown***	<ul style="list-style-type: none"><li>o Redevelopment</li><li>o Enterprise Zone (employment target)</li><li>o Enterprise Zone (proposed)</li></ul>
Richard Boulevard***	<ul style="list-style-type: none"><li>o Redevelopment</li><li>o Enterprise Zone (proposed)</li></ul>
North Sacramento (7)	<ul style="list-style-type: none"><li>o Redevelopment (proposed)</li><li>o Enterprise Zone (proposed)</li><li>o Neighborhood Conservation Program (possible)</li><li>o Commercial Strip Designation (possible)</li></ul>

\* Neighborhood Housing Services

\*\* Community Development Block Grants

\*\*\* Not considered as part of our 'Neighborhoods' program but mentioned, nevertheless, for completeness

\*\*\*\* See Attached Map, Exhibit B, numbers indicated in '( )'.

City Areas Meriting Treatment\*\*\*\*

Tool/Strategy Proposed

Selected Southeast Area (11)  
Sacramento Neighborhood-  
Stockton Boulevard  
near Fruitridge Boulevard and  
Franklin Boulevard and Franklin  
south of Fruitridge

- o To be studied as part of  
joint City/County Survey area  
in subsequent report.
- o Neighborhood Conservation  
Program (possible)

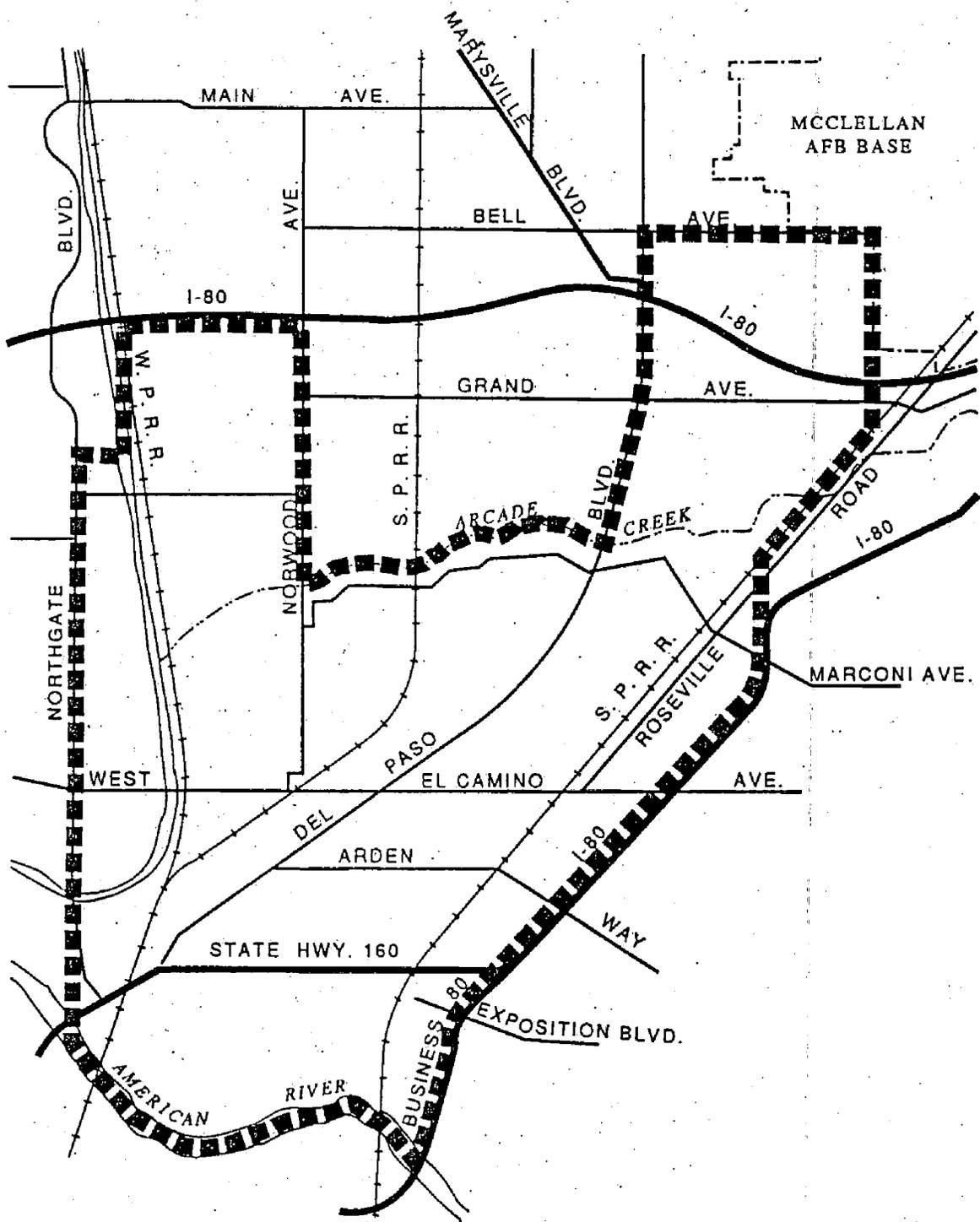
Area Between Sutterville Road/(10)  
24th Street/Highway 99  
and Fruitridge (City Farms)

- o Neighborhood Conservation  
Program (possible)

Woodbine (12)

\*\*\*\* See Attached Map, Exhibit B

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# PROPOSED NORTH SACRAMENTO SURVEY AREA

All that certain real property situate in the County of Sacramento, State of California, described as follows:

Beginning at the southwest corner of Lot 2 of North Sacramento Subdivision No. 7 as recorded in the Office of the Recorder of Sacramento County in Book 13 of Maps, Page No. 16; thence from said point of beginning northerly along the west lot line to its intersection with the centerline of Los Robles Blvd.; thence westerly along said centerline to its intersection with the southerly projection of the west lot line of Lot 17 or Eleven Oaks Subdivision as recorded in the Office of the Recorder of Sacramento County in Book 33 of Maps, Page No. 19; thence northwesterly along said west lot lines of said Lots 17, 15, 14, 13, 12, and 11 to the most westerly corner of Lot 10; thence easterly along the north lot line of said Lot 10 to a point located 230 feet from the centerline of Marysville Blvd.; thence northeasterly parallel with said centerline of Marysville Blvd. to the south right-of-way line of Rosalind St.; thence northwesterly to a point on the north right-of-way line of said Rosalind St. located easterly 170 feet from the centerline of said Marysville Blvd.; thence northerly parallel with the centerline of Sheldon St. 185 feet; thence easterly parallel with the centerline of said Rosalind St. 114.69 feet; thence northerly parallel with said centerline of said Sheldon St. 98.45 feet; thence easterly parallel with said centerline of said Rosalind St. 130 feet; thence northerly parallel with said centerline of said Sheldon St. 96.91 feet; thence easterly parallel with the centerline of South Ave. 23.33 feet; thence northerly parallel with said centerline of said Sheldon St. 153.66 feet; thence easterly parallel with said centerline of said South Ave. 40 feet; thence northerly parallel with said centerline of said Sheldon St. 130 feet to said centerline of said South Ave.; thence easterly along said centerline of South Ave. to its intersection with the centerline of Willow St.; thence northerly along said centerline of Willow St. to its intersection with the centerline of Grand Ave.; thence easterly along said centerline of Grand Ave. to its intersection with the southerly projection of the centerline of a 20 feet wide alley between said Willow St. and Ivy St.; thence northerly along said centerline of said alley to a point located 200 feet south of the south right-of-way line of North Ave.; thence easterly parallel with the centerline of said North Ave. to the centerline of said Ivy St.; thence northerly along said centerline of Ivy St. to the north right-of-way line of said North Ave. and the southwest corner of Lot 6 of Parker Homes Terrace as recorded in the Office of the Recorder of Sacramento County in Book 29 of Maps, Page No. 24; thence northwesterly parallel with the centerline of Goss Ct. and its northwesterly projection to the north right-of-way line of Doolittle St.; thence southwesterly along said right-of-way line of said Doolittle St. to its intersection with the centerline of Raley Blvd.; thence northerly along said centerline of said Raley Blvd. to its intersection with the centerline of Bell Ave.; thence easterly along said centerline of said Bell Ave. to

its intersection with the centerline of Winters St.; thence southerly along said centerline of said Winters St. and its southerly projection to the centerline of Roseville Road; thence southwesterly along said centerline of said Roseville Road to its intersection with the centerline of Connie Drive; thence southerly along said centerline of said Connie Drive to its intersection with the centerline of Marconi Ave.; thence southeasterly along the centerline of said Marconi Ave. to its intersection with the centerline of Business 80; thence southwesterly along said centerline of Business 80 to the centerline of the American River; thence northwesterly meandering along said centerline of said American River to its intersection with the centerline of State Highway 160; thence northeasterly along said centerline of said State Highway 160 to its intersection with the centerline of Northgate Blvd.; thence northerly along said centerline of said Northgate Blvd. to its intersection with the centerline of Patio Ave.; thence easterly along said centerline of said Patio Ave. and its easterly projection to the east right-of-way line of the East Main Drainage Canal; thence northwesterly along said right-of-way line of said East Main Drainage Canal to its intersection with the south right-of-way line of Interstate 80; thence easterly along said right-of-way line of said Interstate 80 to a point located S 80° 47' 57" E 314.61 feet and S 76° 14' 59" E 133.67 feet; thence southerly parallel with the centerline of Norwood Ave. 880.73 feet; thence easterly parallel with the centerline of Morrison Ave. 200 feet; thence southerly parallel with said centerline of said Norwood Ave. to the south right-of-way line of said Morrison Ave.; thence easterly along said right-of-way line of said Morrison Ave. to a point located westerly 169 feet from said centerline of said Norwood Ave.; thence southerly parallel with said centerline of said Norwood Ave. 160 feet; thence westerly parallel with said centerline of said Morrison Ave. to the east lot line of Lot 6 of Morey Terrace as recorded in the Office of the Recorder of Sacramento County in Book 66 of Maps, Page No. 24; thence southerly along said east line of said Lot 6 and east lot lines of Lots 30, 31, 32, and 33 to the northwest corner of Lot 41; thence easterly along the north lot line of said Lot 41 to the northeast corner of Lot 42; thence southerly along the east lot lines of Lots 42 thorough 49 to the centerline of Morey Ave.; thence westerly along said centerline of said Morey Ave. to the northwest corner of Lot 38 of Oak Knoll Subdivision as recorded in the Office of the Recorder of Sacramento County in Book 11 of Maps, Page No. 20; thence southerly along the west lot line of said Lot 38 to the centerline of South Ave.; thence easterly along said centerline of said South Ave. to a point located westerly 166 feet from said centerline of said Norwood Ave.; thence southerly parallel with said centerline of said Norwood Ave. 250 feet; thence westerly parallel with said centerline of said South Ave. 230 feet to the east lot line of Lot 2 of Johnson Heights Subdivision as recorded in the Office of the Recorder of Sacramento County in Book 11 of Maps, Page No. 29; thence southerly along said lot line 150 feet; thence easterly parallel with said centerline of said South Ave. 53 feet; thence southerly parallel with said centerline of said Norwood Ave. 150 feet to the South lot line of Lot 1 of said

Johnson Heights; thence westerly along said south line of said Lot 1 to the northwest corner of Lot 25 of said Johnson Heights; thence southerly along the west lot line of said Lot 25 to the north right-of-way line of Eagle Rd.; thence easterly along said right-of-way line to a point located westerly 183.50 feet from said centerline of Norwood Ave.; thence southerly parallel with said centerline of said Norwood Ave. 425 feet; thence westerly parallel with the centerline of Ford Rd. 93 feet; thence southerly parallel with said centerline of said Norwood Ave. to the north right-of-way line of said Ford Rd.; thence southerly along the west lot lines of Lots 102 through 107 to the south right-of-way line of Fairbanks Ave.; thence westerly along said right-of-way line of said Fairbanks Ave. to a point located westerly 372.28 feet from said centerline of said Norwood Ave.; thence southerly and southeasterly along a Tax Area Boundary to the intersection of the centerlines of Arcade Creek and said Norwood Ave.; thence northeasterly meandering along said centerline of said Arcade Creek to the point of beginning. Containing 5,275 acres more or less.

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MAJOR STEPS IN REDEVELOPMENT PLAN ADOPTION PROCESS

I. Selection of Survey Area

City Council formally designates a portion of North Sacramento as a Survey Area based on the following determinations:

A. Determination of Blight Structural

Staff determines the existence of buildings and structures within the proposed Survey Area which are unfit or unsafe to be occupied.

Economic

Staff determines the existence of properties which suffer from economic dislocation, deterioration or disuse within the proposed Survey Area.

B. Determination of Urbanization

Staff determines if Area meets test of "urbanization" which requires that not less than 80% of the privately-owned property has been or is developed for urban uses.

C. Determination Regarding Housing Needs

Staff determines the proposed Survey Area's housing replacement needs and responds to any potential relocation needs as well as the State requirement to set aside 20% of any tax increment funds to be generated from the Area for the purpose of increasing and improving the community's supply of housing affordable to low and moderate income households.

II. Preparation of Preliminary Plan and Notification of Taxing Agencies

A. Preliminary Plan

The Preliminary Plan is a brief document which outlines the basic redevelopment concept for the Survey Area and will demonstrate how the purposes of the Community Redevelopment Law will be attained. The Preliminary Plan also states how proposed redevelopment activities will conform to the City's General Plan for the community and generally describes the potential impact of the project upon the residents of the Survey Area.

**B. Notification of Taxing Agencies**

The Redevelopment Agency notifies all taxing agencies within the Survey Area of the intention to establish a redevelopment project area. The County fiscal officer and the State Board of Equalization are requested to prepare a report identifying the total assessed valuation of taxable properties within the Survey Area. The County fiscal officer has 90 days to submit this report.

**III. Establishment of Project Committee**

Under State law, a Project Area Committee (PAC) must be established if the proposed area contains a substantial number of low and moderate income residents who may be displaced by project area activities.

**IV. Preparation of Preliminary Report to Affected Taxing Agencies/Fiscal Review**

**A. Preliminary Plan**

Upon receipt of the County fiscal officer's report, the Agency is required to prepare a preliminary report which includes:

- a) Reasons for Project Area selection;
- b) Descriptions of physical, social, and economic conditions;
- c) Preliminary assessment of proposed methods of financing the redevelopment of the Project Area;
- d) Description of specific projects sufficient to permit a fiscal review committee to review potential impacts;
- e) Description of how proposed projects will alleviate negative physical, social, and economic conditions.

**B. Fiscal Review Committee**

The Redevelopment Agency consults with a fiscal review committee established to identify the fiscal effects of the project on taxing agencies and specify any additional information needed that would eliminate or alleviate financial burden or detriment.

V. Preparation of Redevelopment Plan, Land Use Plan, Environmental Impact Report, and Report to Legislative Body

A. Redevelopment Plan

The Redevelopment Plan must set forth in general the proposed redevelopment activities. The Plan, once adopted, will serve as the following:

1. Land use document
2. Financing authorization
3. Charter of powers

B. Environmental Impact Report (EIR)

The EIR will describe the existing environmental conditions in the Project Area, assess the environmental impacts of the proposed Land Use and Redevelopment Plans and recommend mitigating measures. The EIR is an important factual document in project justification.

C. Report to City Council

This report accompanies the proposed Redevelopment Plan when the Plan is submitted to the City Council for consideration. The Report compiles specifically required analysis and evidence to be considered in determining whether or not to adopt the Plan and in making any findings in respect to proposed redevelopment projects.

VI. Public Hearing

A joint public hearing is held between the City Council and the Redevelopment Agency. For the purpose of compiling all evidence and testimony for the public record. This action concludes the formal plan adoption process.

VII. Plan Adoption

Following the close of the joint hearing, the City Council may introduce an ordinance adopting the Redevelopment Plan for an initial reading. After introduction of this ordinance, the Board schedules a second reading and adoption of the ordinance at its next regular meeting. Formal redevelopment activities in the Project Area may occur sixty days after the second reading and ordinance adoption.