

# RESOLUTION NO. 90-074

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF August 28, 1990

## IMPLEMENTATION OF SOUTHSIDE PARK AREA REVITALIZATION PROGRAM

WHEREAS, the Agency has approved the implementation of the Southside Park Area Revitalization Program as described in the staff report filed with this resolution; and

WHEREAS, the Agency desires to utilize tax increment funds in the Low- and Moderate-Income Fund and derived from the Merged Downtown Project Area to fund the Southside Park Area Revitalization Program; and

WHEREAS, the Program will be near and will serve the Merged Downtown Redevelopment Project Area.

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

Section 1: The Agency hereby establishes the Southside Rehabilitation Loan Pool ("the Loan Pool") to be funded by up to \$900,000 from the 1990 Tax Allocation Bond Issue. The Loan Pool shall be used to provide loans throughout the Southside Neighborhood Preservation Area on a first-come, first-served basis, although priority will be given to projects in the special target area or to projects or houses developed on sites owned by the Agency. Applicants shall comply with the legal requirements and Agency funding criteria established for the Reserve.

The Rehabilitation Loan Program for owner-occupied projects shall operate under the approved administrative guidelines for the Agency's CDBG Rehabilitation Program with the following exceptions:

- (1) Projects with one to four units shall be eligible.

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 90-074  
DATE ADOPTED: AUG 28 1990

- (2) Maximum loan amount shall be \$33,500 per unit. However, the Agency shall reserve the right to exceed this amount on a case-by-case basis for projects which are feasible only with additional subsidy.
- (3) Neighborhood Impact Improvements (NII) which contribute to a general improvement in neighborhood appearance shall be eligible. These NII would include project related sidewalks, driveways, landscaping and tree trimming.

The Rental Rehabilitation Program shall be implemented in accordance with further rules and regulations, as shall from time to time be adopted by the Sacramento Housing and Redevelopment Commission, which are consistent with the purposes hereof.

Section 2: The Agency determines that just compensation for the following parcels shall be the appraised fair market value as determined by an appraisal undertaken for that purpose by Howard A. Pearson and Associates:

Assessor's Parcel Nos.

009-054-013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023;  
 009-056-001, 002, 003, 004, 005, 009, 010, 011, 012;  
 009-072-009, 010, 011, 012;  
 009-113-016; and  
 009-115-003.

Section 3: The Executive Director is authorized to negotiate and consummate, if possible, the voluntary purchase of the properties listed in paragraph 2 above at the amounts of just compensation established above. The Executive Director is further authorized to take all necessary action and execute all necessary documents to complete such purchases.

Section 4: The Executive Director is hereby authorized to issue a Request for Proposals to solicit proposals for the development of the Agency-owned site at 5th and "T" Streets, which will include the following parcels of real property:

Assessor's Parcel Nos.

009-113-004, 005, 006, 007, 008, 009, 010, 011, [016].

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 90-074  
 DATE ADOPTED: AUG 28 1990

Section 5: The Agency hereby finds and determines pursuant to Health and Safety Code Section 33334.2(g) that the use of tax increment funds in the Low- and Moderate-Income Housing Fund and derived from the Merged Downtown Project Area to fund the Southside Park Area Revitalization Program as set forth above will be of benefit to the Merged Downtown Project Area.

Gene Ruedin  
CHAIR

ATTEST:  
W. J. Arnold  
SECRETARY

share\reso\SSPrk.5th

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 90-074  
DATE ADOPTED: AUG 28 1990