



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



8

April 2, 1991

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

Honorable Members in Session:

SUBJECT: 1991 Alkali Flat Redevelopment Project Area
Revitalization Strategy

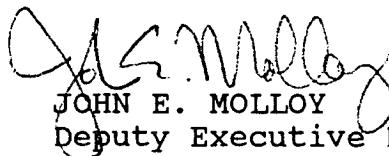
SUMMARY

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

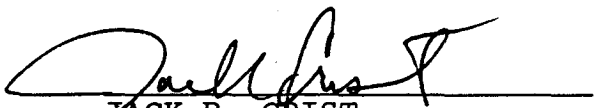
RECOMMENDATION

The staff recommends approval of the attached resolution approving the strategy.

Respectfully submitted,


JOHN E. MOLLOY
Deputy Executive Director

TRANSMITTAL TO COMMITTEE:


JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



April 9, 1991

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: 1991 Alkali Flat Redevelopment Project Area
Revitalization Strategy

SUMMARY

The attached resolution: 1) approves the 1991 Alkali Flat Redevelopment Project Area Revitalization Strategy, 2) directs the Executive Director to implement the Strategy, and 3) amends the 1991 Agency Budget in accordance with the Strategy.

BACKGROUND

The Alkali Flat Redevelopment Plan was adopted on February 10, 1972 and subsequently amended on August 12, 1980, July 17, 1984, and July 17, 1990. The Alkali Flat Project Area is located in the northwest corner of the Central City area of Downtown Sacramento. The Project Area consists of approximately 24 square blocks of residential, commercial, office and light industrial uses.

In May 1984, the Redevelopment Agency of the City of Sacramento adopted an Implementation Strategy to guide the completion of the redevelopment of Alkali Flat. The primary objective of the Implementation Strategy was to maintain Alkali Flat as a viable residential area which: 1) provides a wide range of housing opportunities and neighborhood services; 2) confirms and preserves distinctive Victorian architecture; and 3) encourages new private investments while minimizing residential displacement. In order to accomplish this broad objective the Agency acquired and assembled parcels for construction of housing and relocation of historic homes, set aside funds to rehabilitate multi-family residential structures, contracted for significant public infrastructure improvements and provided funds for loans and grants to assist the revitalization of the Twelfth Street Commercial Corridor.

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At the current time, many of the projects and programs identified in the 1984 implementation strategy have been successfully completed. Since 1972 the Agency has assisted in the construction of 203 housing units, rehabilitation of 145 residential units, rehabilitation of five office and seven commercial buildings, construction of one new commercial building and various capital improvement projects which are further described in the 1991 Revitalization Strategy which is attached as Exhibit "A". Those projects that have not been finished have an identifiable time-line with resources committed.

Given our success in this area and the way in which it is responding to market forces, we believe that the role of the Agency there will soon be completed. The Agency therefore proposes to close out activities in the Alkali Flat Project Area by 1993 with the underlying tax base to be returned to the taxing entities at the close of debt payments in 2002. The 1991 Alkali Flat Redevelopment Project Area Revitalization Strategy has been prepared to reflect the Agency's goal to close out the Alkali Flat Project Area by December 31, 1993.

The financing program to implement this Strategy utilizes a number of funding sources with the main source from Alkali Flat Tax Increment, and Tax Allocation Bond Proceeds.

SUMMARY OF PROPOSAL

Staff proposes that the Agency approve the attached 1991 Alkali Flat Revitalization Strategy, which identifies key redevelopment projects and activities to be completed prior to close out of the Project Area by 1993.

The attached Strategy identifies actions designed to develop and preserve affordable housing, complete the commercial revitalization of the 12th Street Commercial Corridor and complete four capital improvement projects. Key projects include: 1) development of a commercial structure on 12th Street property currently owned by the Agency; 2) assembly of additional 12th Street frontage for additional commercial development; 3) historic infill; 4) targeted marketing effort for the Agency's residential rehabilitation loan program; 5) implementation of a 12th Street Beautification project; 6) construction of \$17 million mixed-use project at 11th and G Streets; 7) development of a minimum of twenty new housing units; and 8) the relocation of the Williams House (Mory's Victorian).

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It is the intent of the Agency to complete these programs within a three year period at which time Agency involvement in the Project Area would no longer be necessary, blight would be abated and the purposes of the community redevelopment law would be attained.

FINANCIAL DATA

A total of \$5,780,000 of Alkali Flat Tax Increment funds is available to implement the above mentioned projects and to complete previously approved projects. The 1991 Agency Budget for Alkali Flat Project Area No. 6 will be amended as set forth in Exhibit "B".

POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

ENVIRONMENTAL REVIEW

The Strategy is a planning document exempt from environmental review per CEQA Guidelines Section 15262; NEPA does not apply.

MBE\WBE

This action is administrative in nature and has no impact at this time. The specific projects when implemented will be reviewed by the MBE\WBE staff.

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VOTE AND RECOMMENDATION OF THE ALKALI FLAT PROJECT AREA COMMITTEE (PAC)

At its regular meeting of December 13, 1991, the Alkali Flat Project Area Committee (PAC) voted unanimously to recommend approval of the 1991 Alkali Flat Redevelopment Project Area Revitalization Strategy. The votes were as follows:

AYES: Bautista, Bustamante, Camacho, Colmenarez
Giannini, Glauz, Olivo, Williams, Viarnes

NOES: None

ABSTAIN: Cabral, Dankman, Murguia, Ortiz, Shehadeh

ABSENT:

VOTE AND RECOMMENDATION OF THE COMMISSION

At its meeting of March 27, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Amundson, Cespedes, Diepenbrock, Mbose, Simon, Yew, Strong

NOES: None

NOT PRESENT TO VOTE: Pernell, Simpson, Wooley

ABSENT: Williams

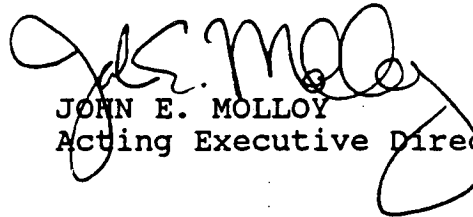
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RECOMMENDATION

This report: 1) approves the 1991 Alkali Flat Redevelopment Project Area Revitalization Strategy, 2) directs the Executive Director to implement the Strategy, and 3) amends the 1991 Agency Budget in accordance with the Strategy attached as Exhibit "A" and as set forth in Exhibit "B" attached and incorporated by reference.

Respectfully submitted,


JOHN E. MOLLOY
Acting Executive Director

TRANSMITTAL TO COUNCIL

WALTER J. SLIPE
City Manager

Contact Person: Leslie Fritzsche
440-1315

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RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

APPROVAL OF 1991 ALKALI FLAT REDEVELOPMENT PROJECT AREA REVITALIZATION STRATEGY

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

Section 1: The 1991 Alkali Flat Redevelopment Project Area Revitalization Strategy ("the Strategy") is hereby approved.

Section 2: The Executive Director is hereby directed to return to this body with specific recommendations necessary to implement the Strategy.

Section 3: The Executive Director is hereby authorized to amend the Agency Budget in accordance with the Strategy and the Recommended Programming Actions - Alkali Flat Tax Increment, attached respectively as Exhibit "A" and Exhibit "B" hereto and incorporated by this reference.

CHAIR

ATTEST:

SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT B

**RECOMMENDED REPROGRAMMING ACTIONS
ALKALI FLAT TAX INCREMENT**

<u>COST CENTER</u>	<u>PROJECT</u>	<u>CURRENT ALLOCATION</u>	<u>RECOMMENDED ALLOCATION</u>	<u>NET CHANGE</u>	<u>COMMENTS</u>
01603	Special Rehabilitation	1,078,135	938,135	(140,000)	
A00690	Historic Infill	100,0000	0	(100,000)	
A00688	Developer Assistance	1,029,966	1,328,991	299,025	
A00685	Social Services	16,700	20,000	3,300	
new/ A00601	A. F. Alley Construction	0	150,000	150,000	
new/ A00602	A. F. Traffic Signal Construction	0	30,000	30,000	
new/ A00604	12th St. Beautification	0	100,000	100,000	
new/ A00605	Mory's Victorian Project	0	300,000	<u>300,000</u>	
	Increase to Allocation			<u>642,325</u>	
	<u>Source of Funding</u>				
	Sale of Land to Booher			142,325	
	1990 Excess Fund Balance			<u>500,000</u>	
				<u>642,325</u>	

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