

RESOLUTION NO. 2004-062

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

**ADOPTING AND AMENDING IMPLEMENTATION PLANS AND APPROVING
MATTERS RELATIVE TO THE PRODUCTION OF AFFORDABLE HOUSING AND
USE OF HOUSING SET ASIDE FUNDS FOR THE 65TH STREET, ALKALI FLAT, DEL
PASO HEIGHTS, DOWNTOWN, FRANKLIN BOULEVARD, NORTH SACRAMENTO,
OAK PARK, RICHARDS BOULEVARD, SACRAMENTO ARMY DEPOT, AND
STOCKTON BOULEVARD REDEVELOPMENT PROJECT AREAS
OUTSIDE OF SUCH PROJECT AREAS**

WHEREAS, the Redevelopment Plan for the 65th Street Redevelopment Project was adopted by the City Council of the City of Sacramento ("City Council") on June 29, 2004 by Ordinance No. 2004-032; and

WHEREAS, the Redevelopment Plan for the Alkali Flat Redevelopment Project was adopted by the City Council on February 10, 1972 by Ordinance No. 3086 and subsequently amended from time to time; and

WHEREAS, the Redevelopment Plan for the Del Paso Heights Redevelopment Project was adopted by the City Council on May 12, 1970 by Ordinance No. 2284 and subsequently amended from time to time; and

WHEREAS, the Redevelopment Plan for the Downtown Redevelopment Project was adopted by the City Council on September 13, 1955 by Ordinance No. 1936 and subsequently amended from time to time; and

WHEREAS, the Redevelopment Plan for the Franklin Boulevard Redevelopment Project was adopted by the City Council on December 14, 1993 by Ordinance No. 93-071 and by the Board of Supervisors of the County of Sacramento ("Board of Supervisors") on December 14, 1993 by Ordinance No. 1427 and subsequently amended from time to time; and

WHEREAS, the Redevelopment Plan for the North Sacramento Redevelopment Project was adopted by the City Council on June 30, 1992 by Ordinance No. 92-028 and subsequently amended from time to time; and

WHEREAS, the Redevelopment Plan for the Oak Park Redevelopment Project was adopted by the City Council on May 30, 1973 by Ordinance No. 3278 and subsequently amended from time to time; and

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WHEREAS, the Redevelopment Plan for the Richards Boulevard Redevelopment Project was adopted by the City Council on July 17, 1990 by Ordinance No. 90-037 and subsequently amended from time to time; and

WHEREAS, the Redevelopment Plan for the Sacramento Army Depot Redevelopment Project was adopted by the City Council on June 25, 1995 by Ordinance No. 95-034 and subsequently amended from time to time; and

WHEREAS, the Redevelopment Plan for the Stockton Boulevard Redevelopment Project was adopted by the City Council on May 17, 1994 by Ordinance No. 94-017 and by the Board of Supervisors on May 17, 1994 by Ordinance No. 1434 and subsequently amended from time to time; and

WHEREAS, the California Community Redevelopment Law, Health and Safety Code Section 33000 et seq. ("Law"), as set out in Section 33490 requires the Redevelopment Agency of the City of Sacramento ("Agency") adopt an Implementation Plan for each Project Area every five years, and that existing Implementation Plans be reviewed during the second or third year after the Plan was adopted; and

WHEREAS, Section 33490 also requires that the Implementation Plan for each Project Area contain the Agency's goals and objectives; the specific programs, including potential projects, and the estimated expenditures proposed to be made during the next five years; an explanation of how the goals and objectives, programs, and expenditures will eliminate blight; and how the Agency has in the past and will in the future implement the affordable housing program requirements as set out in the Law; and

WHEREAS, the Agency has prepared Implementation Plans for the 2005-2009 period for the Alkali Flat, Downtown, Franklin Boulevard, North Sacramento, Oak Park, Richards Boulevard, Sacramento Army Depot, and Stockton Boulevard Redevelopment Project Areas; and

WHEREAS, the Agency recently adopted Implementation Plans for the 65th Street Project Area, which was approved as part of the Report to Council on April 20, 2004 by Resolution No. 2004-015, and for the Del Paso Heights Project Area on June 17, 2003 by Resolution No. 2003-038, and these Implementation Plans are proposed to be amended and restated for consistency with the Implementation Plans for the other Project Areas; and

WHEREAS, Section 33413 of the Law provides that the Agency may aggregate the affordable housing production needs among its Project Areas if a finding is made that such aggregation will not cause or exacerbate racial, ethnic or economic segregation; and

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WHEREAS, Section 33334.2 of the Law requires that not less than twenty percent (20%) of all taxes that are allocated to the Agency from the foregoing Project Areas be used by the Agency for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at an affordable housing cost to persons and families that are extremely low, very low, low, or moderate income households; and

WHEREAS, Section 33334.2 of the Law also provides that the Agency may use its housing funds outside of a Project Area if a finding is made by the Agency and the City Council that such use will be of benefit to the Project Area; and

WHEREAS, it is the desire of the Agency to establish a goal of expending up to an additional five percent (5%) of its tax increment revenues from the 65th Street, Alkali Flat, Franklin Boulevard, North Sacramento, Oak Park, Sacramento Army Depot, and Stockton Boulevard Redevelopment Project Areas on an annual basis for affordable housing projects; and

WHEREAS, the Agency has conducted a duly noticed public hearing regarding the foregoing matters.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved. The adoption and amendment of the Implementation Plans as set out below does not constitute approval of any specific program, project or expenditure by the Agency, does not change the need to obtain any required approval of a specific program, project or expenditure from the Agency or the City Council unless the authority for which has been delegated to the Executive Director of the Agency, and all programs, project and expenditures are subject to environmental review to the extent required prior to their approval.

Section 2. The 2005-2009 Implementation Plans for the Alkali Flat, Downtown, Franklin Boulevard, North Sacramento, Oak Park, Richards Boulevard, Sacramento Army Depot, and Stockton Boulevard Redevelopment Project Areas, which are set out in Attachment 2 to the staff report, are hereby approved and adopted.

Section 3. The 2004-2008 Implementation Plan for the 65th Street Redevelopment Project Area is hereby amended and restated as set out in Attachment 2 to the staff report.

Section 4. The 2003-2007 Implementation Plan for the Del Paso Heights Redevelopment Project is hereby amended and restated as set out in Attachment 2 to the staff report.

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Section 5. The Agency finds that aggregation of affordable housing production requirements among the 65th Street, Alkali Flat, Del Paso Heights, Downtown, Franklin Boulevard, North Sacramento, Oak Park, Richards Boulevard, Sacramento Army Depot, and Stockton Boulevard Redevelopment Project Areas will not cause or exacerbate racial, ethnic or economic segregation based on the facts and the reasons set out in the staff report and in the Implementation Plans, will be a benefit to the Project Areas by facilitating the production of affordable housing, and for these reasons such aggregation is hereby approved.

Section 6. The use of tax increment revenues allocated from the 65th Street, Alkali Flat, Del Paso Heights, Downtown, Franklin Boulevard, North Sacramento, Oak Park, Richards Boulevard, Sacramento Army Depot, and Stockton Boulevard Redevelopment Project Areas, for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at an affordable housing cost to persons and families that are extremely low, very low, low, or moderate income households by funding projects located outside of a Project Area but within another Project Area or in the other portions of the City's jurisdiction, will be of benefit to that Project Area and such allocation is hereby approved.

Section 7. The Agency hereby adopts a goal of expending up to an additional five percent (5%) of the tax increment revenues of the 65th Street, Alkali Flat, Franklin Boulevard, North Sacramento, Oak Park, Sacramento Army Depot, and Stockton Boulevard Redevelopment Project Areas on an annual basis for affordable housing projects as long as such allocation does not impede the ability of the Agency to meet its financial obligations, such as to pay its bond indebtedness.

Section 8. The approval and adoption of the matters set out in this resolution for the Franklin Boulevard and Stockton Boulevard Redevelopment Project Areas, which are joint City and County Project Areas for which the City has not delegated its authority for plan implementation, is contingent upon approval by the Redevelopment Agency of the County of Sacramento of the same matters.

WEATHER FARGO

CHAIR

ATTEST:

SHIRLEY CONCOLINO

SECRETARY

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