

## **RESOLUTION NO. 2010-014**

Adopted by the Redevelopment Agency  
of the City of Sacramento

March 9, 2010

### **APPROVAL OF USE OF FRANKLIN BOULEVARD REDEVELOPMENT AREA LOW AND MODERATE FUND PERTAINING TO THE MORRISON CREEK ESTATES PROJECT**

#### **BACKGROUND**

- A. On October 23, 2007, the Sacramento City Council approved the 2008-2012 Consolidated Plan. The Consolidated Plan identifies the City's housing and community development needs and describes the long-term strategy for meeting those needs. In addition, it specifically addresses federally funded housing and community development programs to include the Community Development Block Grant (CDBG).
- B. On July 30, 2008, Congress passed and the President signed into law House Resolution 3221, the Housing and Economic Recovery Act of 2008 (HERA), which authorized a one-time \$3.9 billion allocation to be distributed to the states and local governments to mitigate community impacts resulting from foreclosure.
- C. On September 29, 2008, the U.S. Department of Housing and Urban Development (HUD) released the formula and regulations for the new allocation of CDBG under the Neighborhood Stabilization Program (NSP) as prescribed by HERA.
- D. On October 21, 2008, the City Council approved the 2009 One-Year Action Plan containing the Substantial Amendment for the NSP and its submission to HUD.
- E. On February 24, 2009, the City Council approved Amendments to the 2009 One-Year Action Plan containing the implementation guidelines for the NSP, to include the implementation of the Block Acquisition and Rehabilitation Strategy for Morrison Creek Estates.
- F. The recommended actions further the Agency goal to eliminate blight and promote affordable housing in the vicinity of the Franklin Boulevard Redevelopment Area, and enable the Agency to continue to fulfill its mission to provide a range of affordable housing opportunities in Sacramento.
- G. A noticed public hearing soliciting comments on the amendments to the Morrison Creek Estates project as part of the NSP and Agency budget was held by the Sacramento Housing and Redevelopment Commission on February 17, 2010 and the Sacramento City Council on March 9, 2010.
- H. The Block Strategy under the Neighborhood Stabilization Program (NSP) is exempt from CEQA pursuant to Guidelines Section 15301(d), which exempts the rehabilitation of deteriorated structures to meet current standards of health and safety; and

Guidelines Section 15310, which exempts loans for the acquisition of existing structures.

- I. The rehabilitation of existing structures pursuant to the Block Strategy is categorically excluded from NEPA pursuant to 24 CFR 58.35(a)(3)(i), which exempts rehabilitation of buildings and improvements; and 24 CFR 58.35(a)(5), which exempts acquisition of an existing structure. Site specific environmental review will be performed for each subsequent action prior to funding commitment.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:**

- Section 1. All evidence presented having been duly considered as stated above are true and correct.
- Section 2. SHRA is authorized to allocate \$1.5 million in Franklin Boulevard Redevelopment Area Low and Moderate Fund money for the implementation of the Morrison Creek Estates Project.
- Section 3. The Executive Director, or designee, is authorized to execute commercially reasonable purchase and sale agreements for properties in Morrison Creek Estates subject to approval as to form by Agency Counsel.

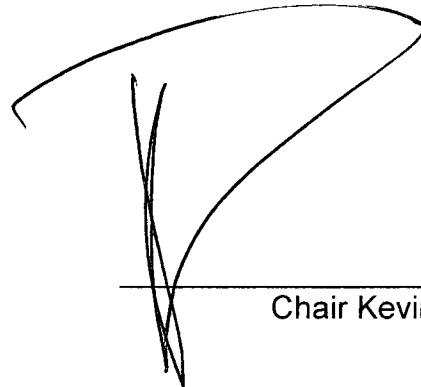
Adopted by the Redevelopment Agency of the City of Sacramento on March 9, 2010 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: None.



Chair Kevin Johnson

Attest:

  
Shirley Conclino, Secretary