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RESOLUTION NO. 2000-019

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF
APR 18 2000

**YOUTHBUILD CONSTRUCTION JOB TRAINING PROGRAM
(PROGRAM): OAK PARK TAX INCREMENT AGREEMENTS
FOR THE CONSTRUCTION OF SINGLE FAMILY
RESIDENCES FOR OAK PARK YOUTHBUILD**

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

The Executive Director is authorized to:

Section 1. Amend the Agency budget and enter into Oak Park Tax Increment Low/Moderate loan agreements and related documents, in the form on file with the Agency Clerk subject to modification as approved by Agency Counsel, with NCCT to provide Program funds in an amount not to exceed \$150,000 for the construction of four single-family homes on the sites pursuant to the Program. Up to \$100,000 of this loan may be forgiven. An additional \$75,000 from the Low/Mod Project is available for low-income, first-time homebuyer financing and for marketing, real estate and legal fees.

Section 2. Enter into a Developer Disposition Agreement (DDA) and related documents, in the form on file with the Agency Clerk subject to modification as approved by Agency Counsel, with NCCT to sell four Agency-owned sites in the Oak Park Redevelopment Area to Northern California Construction Training (NCCT) for development and construction of four (4) single-family homes.

Section 3. The project will assist in the elimination of blight by: 1) constructing new homes on the vacant lots, in the Oak Park Redevelopment Project Area, that cause a physical blight and are a haven for ancillary activities that lead to blight; 2) providing affordable home ownership opportunities to low-income families wishing to buy their own home and invest in their community; and 3) increasing the economic opportunity and potential for employment of local at-risk residents by providing vocational and construction training, thereby mitigating deteriorating social conditions. The project is consistent with the goals and objectives of the Redevelopment Plan and the Implementation Plan and the DDA is furtherance of those goals and objectives.

Section 4. The consideration given for the interest conveyed by the DDA is not less than the fair reuse value at the use and with the covenants, conditions, restrictions and necessary development costs authorized by the DDA and the conveyance documents.

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Section 5. Agency will make a loan in the amount of \$167,000 to NCCT from the Pre-apprenticeship Program for the construction of four YouthBuild homes from funds previously allocated. One hundred percent of this loan may be forgiven upon sale of the Oak Park properties.


Section 6. Amend the Agency budget to allocate the \$650,000 YouthBuild Grant and enter into Memorandum of Understanding (MOUs) contracts or amendments, in the form on file with the Agency Clerk subject to modification as approved by Agency Counsel, with the Sacramento Employment and Training Agency (SETA), with Northern California Construction Training (NCCT), with the Center for Youth Citizenship (CYC), and with the County of Sacramento's Regional Occupation Program (ROP) to transfer and expend each partner's share of the Youthbuild Grant.

Section 7. Authority is hereby delegated to the Sacramento Housing and Redevelopment Commission to approve contracts or contract amendments, loan agreements or amendments and related documents with NCCT, as needed, for YouthBuild Project training and construction.

Section 8. Authorize the Executive Director to amend the Agency budget to transfer \$225,000 from the Oak Park Low/Mod Housing Project (99 CIRB L/M T.E.) to the YouthBuild/Pre-Apprenticeship Project.


CHAIR

ATTEST


SECRETARY

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