

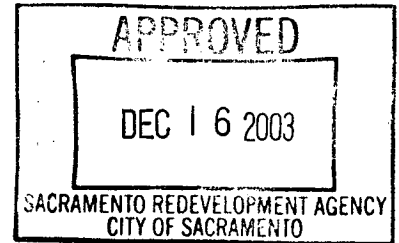


**Sacramento
Housing &
Redevelopment
Agency**

December 3, 2003

3.1

Redevelopment Agency of the
City of Sacramento
Sacramento, California



Honorable Members in Session:

**SUBJECT: ALKALI FLAT REDEVELOPMENT AREA IMPLEMENTATION PLAN
AMENDMENT**

**LOCATION & COUNCIL DISTRICT – Alkali flat/District 1
RECOMMENDATION**

Staff recommends adoption of the attached resolution on page 5 to change the Alkali Flat Implementation Plan expiration date from December 2002 to December 2004.

CONTACT PERSONS

Sarah Hansen, Acting Director of Community Development, 440-1399, ext. 1415
Vickie Smith, Program Manager, 440-1399, ext. 1417

FOR COUNCIL MEETING OF December 16, 2003

SUMMARY

Since 1995, California Redevelopment Law has required that Redevelopment Project Areas adopt Five Year Implementation Plans to outline how redevelopment funds will be spent and to describe the goals and objectives for the Project Area. The Redevelopment Agency of the City (Redevelopment Agency) adopted implementation plans for all redevelopment areas for the period from 1995-1999 and then again from 2000-2004. The Alkali Flat Redevelopment Area was included in the Citywide 2000-2004 Implementation Plan adopted by the Redevelopment Agency in November of 1999. At that time, the Alkali Flat Redevelopment Plan was scheduled to expire in 2002, which was noted in the Implementation Plan. In July of 2000, the Alkali Flat Redevelopment Plan was extended until 2012, but the Implementation Plan was not updated. This staff report seeks authority to utilize the existing Implementation Plan until December 2004, at which time the Alkali Flat Implementation Plan will be updated at the same time that the implementation plans for all other City Project Areas are updated for the 2005-2009 period.

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There are no changes to the Alkali Flat Implementation Plan other than revising the expiration date from 2002 to 2004.

PAC/RAC/TAC ACTION

The recommendations in this staff report were reviewed with the Alkali Flat Project Area Committee at its October 15th, 2003 meeting and they were in agreement with this date change.

COMMISSION ACTION

At its meeting of December 3, 2003 the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Burruss, Coriano, Harland, McCarty, Piatkowski, Simon, Stivers
NOES: None
NOT PRESENT TO VOTE: Gore, Burns
ABSENT: Farley, Hoag

BACKGROUND

Recognizing the need to revitalize one of Sacramento's most significant historic neighborhoods, the Sacramento City Council adopted the Alkali Flat Redevelopment Project Area in 1972. Preserving Alkali Flat as a residential neighborhood was the major goal of redevelopment during the Project Area's early stages. In recent years rehabilitating and revitalizing the commercial corridor along 12th Street has become an Agency priority, along with the continued revival of the adjacent residential neighborhoods.

Alkali Flat's first Five Year Implementation Plan was adopted in 1995, pursuant to a change in redevelopment law as a result of Assembly Bill (AB)1290. AB1290 required that Redevelopment Project Areas adopt Five Year Implementation Plans to outline how redevelopment funds will be spent and to describe the goals and objectives for the redevelopment area. Alkali Flat was included in a second implementation plan that was adopted by the City Council in 1999 for the 2000-2004 period. Although there were an abundance of projects listed in the Implementation Plan, the Alkali Flat Redevelopment Area was scheduled to expire in 2002 and this was noted in the Plan. Upon further analysis it was evident that this redevelopment area still faced many challenges with which redevelopment could assist. In July 2000, the Alkali Flat Redevelopment Plan was extended until 2012 however, the Implementation Plan expiration date was not updated at that time.

This staff report seeks authority to amend the existing Implementation Plan to change the expiration date from December 2002 to December 2004. New legislation adopted in January 2002 (AB637) encourages all redevelopment areas to be on the same implementation plan cycle for the purpose of reporting on affordable housing goals, so staff recommends the Alkali Flat

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Redevelopment Area be updated to be on the same cycle as the other City Redevelopment Project Areas. During 2004, staff will be updating the other City Project Area Implementation Plans, and Alkali Flat will be included in this update for the 2005-2009 period.

The following are highlights from the existing Alkali Flat Implementation Plan. Completed Projects include:

- The Sweet Bay Building, 519 12th Street
- Alkali Flat Boys and Girls Club / Neighborhood Center, 1117 G Street
- 13th and F Street Townhomes.
- Historic Infill Project, 511 9th Street
- Historic Infill Project, 416 13th Street

Pending Projects/concerns in the area include:

- 502-504 10th Street Rehabilitation
- Globe Mills Redevelopment Project
- 524 12th Street Rehabilitation
- 12th Street Urban Design Plan/Streetscape Improvement
- Parking improvements along 12th Street
- La Valentina Property development
- Boys and Girls Club Outdoor Recreation Improvement

POLICY CONSIDERATIONS

The proposed actions in this staff report support the continuation of the effected City redevelopment project areas, which will meet the Agency's goals of eliminating blight and increasing economic opportunities, as well as promote the City of Sacramento's goal of preserving and enhancing neighborhoods.

ENVIRONMENTAL REVIEW

The proposed action does not constitute a project under CEQA per the Guidelines Section 15378 because the date change in the Implementation Plan is consistent with the adopted Alkali Flat Redevelopment Plan, which was extended to 2010 after environmental review, and there is no reasonably foreseeable direct or indirect physical change to the environment that could be caused by this action. This action is not subject to NEPA.

M/WBE CONSIDERATIONS

The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

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SBE CONSIDERATIONS

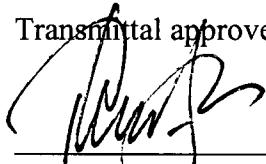
The Agency will comply with current Small Business Enterprise policy, as applicable.

Respectfully submitted,



ANNE M. MOORE
Executive Director

Transmittal approved,



ROBERT P. THOMAS
City Manager

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RESOLUTION NO. 2003-073

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

ALKALI FLAT IMPLEMENTATION PLAN AMENDMENT

Whereas, the Alkali Flat Redevelopment Area was included in the Citywide 2000-2004 Implementation Plan adopted by the Redevelopment Agency in November of 1999; and

Whereas, because the Alkali Flat Redevelopment Plan was scheduled to expire in 2002, the expiration date for the Alkali Flat Project Area was set as December 2002 in the Implementation Plan; and

Whereas, in July of 2000, the Alkali Flat Redevelopment Plan was extended by the Redevelopment Agency until 2012; and

Whereas, AB 637 adopted in January 2002 encourages redevelopment agencies to use the same implementation plan cycle for all redevelopment areas in its jurisdiction for purpose of reporting on affordable housing goals; and

Whereas, amending the Alkali Flat Implementation Plan to change the expiration date from December 2002 to December 2004 will put this Plan back on the same cycle as the other redevelopment areas and will not alter any of the other provisions in the Implementation Plan.

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

Section 1. The Alkali Flat Implementation Plan is hereby amended to change the expiration date from December 2002 to December 2004, consistent with the expiration date included in the Citywide 2000-2004 Implementation Plan.

CHAIR

ATTEST:

SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____