



Agency Rpt
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

APPROVED
OCTOBER 28 1982
CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
OCT 28 1982

Redevelopment Agency of the
City of Sacramento
Sacramento, California NOV 3 1982

Honorable Members in Session:

SUBJECT: Tax Increment Financing Plan, 1982-83 and 84 Del Paso Heights, Alkali Flat and Oak Park Redevelopment Project Areas

SUMMARY

The attached resolution adopts the Three-Year Tax Increment Financing Plans for the Del Paso Heights, Alkali Flat and Oak Park Redevelopment Areas.

BACKGROUND

This report has been prepared by the Agency in an effort to establish, for the first time, a three-year Tax Increment Financing Plan which clearly establishes program priorities and allocates the required funds for the three neighborhood Redevelopment Project Areas of Del Paso Heights, Alkali Flat and Oak Park. The funding levels contained in this report (see Exhibit II) are based on anticipated tax increment revenues and, therefore, may be adjusted annually. The first year (1982) of this Financing Plan reflects carry-over revenues and previous actions of the City Council. In addition there are proposed uses of 1982 funds not previously approved as well as subsequent years' funds (1983 and 1984) which will be subject to review during the Redevelopment Plan Update process and which are submitted for information only, at this time. Approval of this Plan does, however, provide an orderly basis for establishing community improvement priorities and allocated in necessary funds. The Redevelopment Plans for Alkali Flat, Oak Park and Del Paso Heights are currently being updated and upon completion may recommend some modification to the following three-year funding proposals. However, these recommendations reflect the Project Area Committee's thinking at this time. Recommended allocation of funds have been reviewed and approved by various Project Area Committees.

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General Strategies

Del Paso Heights

The primary focus of proposed expenditures for the Del Paso Heights Redevelopment Project Area is in the area of major capital improvements (i.e., streets, curbs, gutters, sidewalks, sewers, water distribution and street lights). To date approximately sixty percent (60%) of the capital improvement needs for the Project Area have been completed. The recommendation in this report represents an additional ten percent (10%) of the required capital improvements necessary for completion.

Alkali Flat

In general, the recommendations for Alkali Flat are directed at the provision of standard housing (either through new construction or rehabilitation) and the construction of a facility for Project Maestra Headstart Program.

Oak Park

The Oak Park funding program is primarily oriented toward the development of the neighborhood shopping center. As a result of the ongoing Redevelopment Plan update process, the identification of additional specific project and/or programs is being deferred and will be contained in the Plan's implementation strategy. In addition to the funding program contained in this report, the Project Area Committee (PAC) requested that the continuation of the Agency's housing rehabilitation program be considered as their highest priority.

Other Funding Sources

Additionally, approximately \$4,499,819 in 1983 and carry-over Community Development Block Grant (CDBG) funds are recommended to be used for community improvements within these three Redevelopment Project Areas, and \$5,893,245 in Department of Housing and Urban Development (DHUD) and CDBG funds have been committed for the construction of public housing in these three Project Areas.

Detailed budgets for CDBG and DHUD funds are attached as Exhibits III and IV for your information. These projects have been either previously approved, are contained in the proposed 1983 CDBG Application or are proposed for transfer (in the case of carry-over CDBG funds) and will be recommended for approval at a later date.

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FINANCIAL DATA

The specific tax increment funding utilization recommendations for Del Paso Heights, Alkali Flat and Oak Park are attached as Exhibit II. The Financing Plan contains previously approved programs and recommended programs for use of tax increments. A portion of these recommendations are based on projected funding levels and must be finalized annually.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of May 17, 1982 the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of a similar resolution. The votes were as follows:

AYES: Angelides, Dickinson, Knepprath, Luevano,
A. Miller, B. Miller, Walton

NOES: None

ABSENT: Fisher, Termoto

RECOMMENDATION

The staff recommends adoption of the attached resolution which (1) approves the three-year financing plan; (2) approves use of tax increment funds previously appropriated for 1982 and earlier projects; (3) approves the use of tax increment funds for the 1982 projects not previously approved, subject to appropriation and approval of the specific project prior to any expenditure; and (4) approves 1983-84 projects as policy direction only.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe

WALTER J. SLIPE
City Manager

Contact Person: Bruce D. Pope

D R A F T

RESOLUTION NO. 82-081

Adopted by the Redevelopment Agency of the City of Sacramento
on date of

ADOPTION OF THREE YEAR TAX INCREMENT FINANCING
PLANS FOR PLANNING PURPOSES FOR
DEL PASO HEIGHTS, ALKALI FLAT AND OAK PARK
REDEVELOPMENT PROJECT AREAS

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

Section 1. The Agency hereby (1) approves the attach-
ed Three Year Tax Increment Financing Plans for the Del Paso
Heights, Alkali Flat and Oak Park Project Areas covering the
years 1982, 1983 and 1984; (2) approves use of Tax Increment
funds previously appropriated for the 1982 and earlier projects;
(3) approves the use of Tax Increment funds for 1982 projects,
not previously approved, subject to appropriation and approval
of the specific project prior to any expenditures; and (4)
approves the 1983 and 1984 projects as policy direction only.

ATTEST:

APPROVED CHAIRMAN
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

SECRETARY

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FINANCIAL SUMMARY FOR THE
DEL PASO HEIGHTS, ALKALI FLAT AND OAK PARK
REDEVELOPMENT PROJECT AREAS

32-15A

	<u>1982 AND EARLIER</u>	<u>1983</u>	<u>1984</u>	<u>TOTAL</u>
<u>I. DEL PASO HEIGHTS</u>				
A. Tax Increment	\$ 1,090,000	\$ 300,000	\$ 300,000	\$ 1,690,000
B. CDBG	927,000	863,000	Not Projected	1,790,000
C. Housing Production	449,833	948,382	Not Projected	1,398,215
TOTALS	<u>\$ 2,466,833</u>	<u>\$ 2,111,382</u>	<u>\$ 300,000</u>	<u>\$ 4,878,215</u>
<u>II. ALKALI FLAT</u>				
A. Tax Increment	\$ 660,069	\$ 244,000	\$ 250,000	\$ 1,154,069
B. CDBG	719,569	113,200	Not Projected	832,769
C. Housing Production	617,000	320,000	Not Projected	937,000
TOTALS	<u>\$ 1,996,638</u>	<u>\$ 677,200</u>	<u>\$ 250,000</u>	<u>\$ 2,923,838</u>
<u>III. OAK PARK</u>				
A. Tax Increment	\$ 1,151,440	\$ 631,700	\$ 700,000	\$ 2,483,140
B. CDBG	1,135,050	742,000	Not Projected	1,877,050
C. Housing Production	2,598,849	959,181	Not Projected	3,558,030
TOTALS	<u>\$ 4,885,339</u>	<u>\$ 2,332,881</u>	<u>\$ 700,000</u>	<u>\$ 7,918,220</u>
COMBINED TOTALS	<u>\$ 9,348,810</u>	<u>\$ 5,121,463</u>	<u>\$ 1,250,000</u>	<u>\$15,720,273</u>

10/4/82

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REDEVELOPMENT PROJECTS 5, 6, AND 7 TAX INCREMENT
FINANCING PLAN 1982, 83 AND 84

32-16A

PROJECT	1982 & EARLIER	1983	1984	COMMENTS
Del Paso Heights Redevelopment Project Area No. 5				
Del Paso Heights Assessment District No. 6A	\$ 125,000			In combination with \$530,000 in CDBG funds this project will construct curb, gutter & street light improvements in the area bounded by Belton, Nogales, Arcade Creek & Alvarado Boulevard.
Del Paso Heights Assessment District No. 5	\$ 580,000			As in Assessment District 6A this project will construct a full complement of public improve- ments in the area bounded by Fig, Roanoke, South & Willow Streets.
Economic Development Program	\$ 75,000	\$ 125,000		Economic Development Loan/Grant Program to be prepared as a part of Redevelopment Plan Update.
Tree Planting/ Beautification	\$ 50,000	\$ 50,000		Beautification Program to be prepared as a part of the Redevelopment Plan Update.
Homeownership Assistance	\$ 50,000	\$ 50,000		First Time Home Purchase Assistance Program to prepared as a part of the Redevelopment Plan Update.
Acquisition of Fire Station No. 17	\$ 79,000			Purchase for resale that encourages Community benef
Contingency	\$ 131,000	\$ 75,000	\$ 300,000	Contingencies include amounts to balance any overruns in the line items above or to provide funding for new activities as recommended in the Redevelopment Plan Update.
TOTALS	\$1,090,000	\$ 300,000	\$ 300,000	

1. Previously Approved.

(6)
Exhibit II

10/4/82

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REDEVELOPMENT PROJECTS 5, 6, AND 7 TAX INCREMENT
FINANCING PLAN 1982, 83 AND 84

32-17/18A

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PROJECT	1982 & EARLIER	1983	1984	COMMENTS
Oak Park Redevelopment Project Area No. 7				
35th Street & 4th Avenue Acquisition	\$ 73,000			Land acquisition for mixed use development.
Oak Park Shopping Center	\$ 460,000			Land acquisition, site preparation, and marketing of neighborhood shopping center
Oak Park Shopping Center	\$ 618,440	\$ 447,300		
Child Care Facility		\$ 184,400		Development of Childcare Facility on the Oak Park Complex Site.
Redevelopment Plan Implementation			\$ 700,000	To provide funding for new activities as recommended in the Redevelopment Plan Update.
	<u>\$1,151,440</u>	<u>\$ 631,700</u>	<u>\$ 700,000</u>	

1. Previously Approved

10/4/82

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REDEVELOPMENT PROJECTS 5, 6, AND 7 TAX INCREMENT
FINANCING PLAN 1982, 83 AND 84

32-17A

(8)

PROJECT	1982 & EARLIER	1983	1984	COMMENTS
Alkali Flat Redevelopment Project Area No. 6				
Relocation of 616 10th Street	\$ 1,500			Established for Relocation or Demolition in order to clear the Victoria Park Condominium Site.
Payment to SACOG	\$ 15,000			Intermodal Transportation Center Environmental Impact Report.
Intermodal Trans- portation Center	\$ 164,000			Funded to assist in the Develop- ment of the Sacramento Inter- modal Transportation Center.
Project Maestra Program	\$ 272,569			Construction of a facility of house project Maestra Headstart Project.
Replacement Housing Fund	\$ 207,000	\$ 244,000	\$ 250,000	For the Construction or Rehabilitation of residential units specific programs being prepared at this time.
	<u>\$ 660,069</u>	<u>\$ 244,000</u>	<u>\$ 250,000</u>	

1. Previously Approved

REDEVELOPMENT PROJECTS 5, 6, AND 7 COMMUNITY
DEVELOPMENT BLOCK GRANT FINANCING
PLAN PREVIOUS YEARS, 1982 & 1983

10/19/82

32-18/19A

PROJECT	PREVIOUS YEARS (IN THOUSANDS)			1982	1983	COMMENTS
	(79-80)	(80-81)	(81-82)			
Del Paso Heights Redevelopment Project Area No. 5						
Grand Ave Street Light- ing Assessment District	\$ 16	\$ 156				Construction ongoing on Street Lighting Program.
Assessment District No. 5		\$ 50	\$ 75			In combination with \$580,000 in tax Increment Funds this project pending construction on full complement of street improvement in area bounded by Elverado, Marysville, Los Robles & Rivera Streets.
Redevelopment Plan	\$ 16	\$ 206	\$ 150			Preparation of Redevelopment Plan Update ongoing.
Assessment District 6A				\$475,000		In combination with \$125,000 in Tax Increment funds this project will construct a full complement of street improvements in the area bounded by Belden, Nogales, Arcade Creek & Alvarado Boulevard.
Assessment District 7					500,000	Construction of a full complement of of public Improvements in the Area bounded by Fig, Roanoke, South & Willow.

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Exhibit III
(9)

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DEVELOPMENT BLOCK GRANT FINANCING
PLAN PREVIOUS YEARS, 1982 & 1983

10/19/82

32-18/19A (10)

PROJECT	PREVIOUS YEARS (IN THOUSANDS)	1982	1983	COMMENTS
South Avenue A/D Plans			4 50,000	Plan for South Avenue Street Improvements.
PAC Budget		80,000	4 51,700	PAC Operations - 1983 Amount 1/2 year.
Workreation			2 14,400	Estimated portion of CDBG funded youth employment program.
Home Rehabilitation Loan Program			3 230,000	Estimated portion of CDBG funded residential rehabilitation program.
Nuisance Abatement			2 16,900	Estimated portion of CDBG funded nuisance abatement programs.
	<u>\$ 372,000</u>	<u>555,000</u>	<u>\$ 863,000</u>	

1. Previously Approved
2. Estimated amount allocated to area based on total budget figure and the number of participating target areas.
3. Home rehabilitation estimated allocation is based on historic participation rates; amount of area requiring rehabilitation work; and estimated per unit cost for work. These are very approximate and rough estimates due to the fact that the strategy for the concentrated home rehabilitation program is still under study.
4. Proposed 1983 CDBG Program.

REDEVELOPMENT PROJECTS 5, 6, AND 7 COMMUNITY
DEVELOPMENT BLOCK GRANT FINANCING
PLAN PREVIOUS YEARS, 1982 & 1983

10/19/82

32-20A

PROJECT	PREVIOUS YEARS	1982	1983	COMMENTS
Alkali Flat Redevelopment Project Area No. 6				
12th Street Capital Improvements	\$ 180,000 ²	\$ 100,000 ¹		Design underway to provide capital improvements along 12th Street in conjunction with Light Rail & the Alkali Flat Urban Design guidelines. Funds from close out of Alkali Flat CDBG Programs during years 76-77, 77-78 & 80-81. (SEE FOOTNOTE).
Economic Development	\$ 19,635 ²	\$ 15,000 ¹	\$ 50,000 ³	Program Development & Implementation for commercial strip Revitalization. Market study complete, program in development phase.
Substantial Structure Loan/Acquisition Program	\$ 299,961 ¹			Spot rehabilitation program for specific substandard structures. Program being phased out for DHUD Demonstration Program.
Relocation Assistance Program		\$ 20,000 ¹		Relocation assistance to person displaced by private redevelopment activities.
PAC Budget		\$ 85,000 ¹	\$ 13,200 ⁵	PAC operations

REDEVELOPMENT PROJECTS 5, 6, AND 7 COMMUNITY
DEVELOPMENT BLOCK GRANT FINANCING
PLAN PREVIOUS YEARS, 1982 & 1983

10/19/82

32-20/21A

PROJECT	PREVIOUS YEARS	1982	1983	COMMENTS
Home Rehabilitation Loan Program			\$ 50,000 ⁴	Estimated portion of CDBG funded residential rehabilitation program.
	<u>\$ 499,596</u>	<u>\$ 220,000</u>	<u>\$ 113,200</u>	

1. Previously approved.
2. Proposed transfer from phaseout 1979-80 "E" Street land acquisition program (C-12B).
3. Home rehabilitation estimated allocated to area based on total budget figure and the number of participating target areas.
4. Home rehabilitation estimated allocation is based on historic participation rates; amount of area requiring rehabilitation work; and estimated per unit cost for work. These are very approximate and rough estimates due to the fact that the strategy for the concentration home rehabilitation program is still under study.
5. Proposed 1983 CDBG Program.

REDEVELOPMENT PROJECTS 5, 6, AND 7 COMMUNITY
DEVELOPMENT BLOCK GRANT FINANCING
PLAN PREVIOUS YEARS, 1982 & 1983

10/19/82

32-22/23A

PROJECT	PREVIOUS YEARS (IN THOUSANDS)	1982	1983	COMMENTS
Oak Park Redevelopment Project Area No. 7				
Oak Park Redevelopment Plan Update	\$ 75,000 (79-80) ¹			Preparation of Redevelopment Plan Update.
Oak Grove Street- lighting Assessment District	\$ 40,000 (80-81) ¹			Streetlighting design currently being prepared.
Oak Park Complex Phase II	\$ 250,000 (80-81) ¹			Park under construction.
Oak Park Street- lighting Assessment District	\$ 98,000 (80-81) ¹			Streetlighting design currently being prepared.
Shopping Center Site Acquisition and Preparation	\$ 88,500 (79-80) ² \$ 220,000 (81-82) ¹	\$ 232,550 ¹	\$ 240,000 ⁵	Broadway & Sacramento Boulevard site acquisition & preparation for neighborhood Shopping Center.
Wright & Kimbrough Streetlighting Assessment District		\$ 30,000 ¹		Streetlighting design currently being prepared.

REDEVELOPMENT PROJECTS 5, 6, AND 7 COMMUNITY
DEVELOPMENT BLOCK GRANT FINANCING
PLAN PREVIOUS YEARS, 1982 & 1983

10/19/82

32-22/23A

PROJECT	PREVIOUS YEARS (IN THOUSANDS)	1982	1983	COMMENTS
PAC Budget		\$ 101,000 ¹	\$ 57,100 ⁵	PAC operation - 1983 amount 1/2 year.
Home Alert Program			\$ 30,500 ³	Estimated portion of CDBG funded Home Alert Program.
Workcreation			\$ 14,400 ³	Estimated portion of CDBG funded youth employment program.
Home Rehabilitation Loan Program.			\$400,000 ⁴	Estimated portion of CDBG funded
	<u>\$ 771,500</u>	<u>\$ 363,550</u>	<u>\$742,000</u>	

1. Previously Approved
2. Proposed transfer from phased out 1979-80 Oak Park land acquisition (C-14B) and replacement housing program (C-14D)
3. Estimated amount allocated to area based on total budget figure and the number of participation target areas.
4. Home rehabilitation estimated allocated is based on historic participation rates; amount of area requiring rehabilitation work; and estimated per unit cost for work. These are very approximate and rough estimates due to the fact that the strategy for the concentrated home rehabilitation program is still under study.
5. Proposed 1983 CDBG Program.

REDEVELOPMENT PROJECTS 5, 6, AND 7
HOUSING PRODUCTION PROGRAM

10/18/81

32-24A

PROJECT	ON GOING	ANTICIPATED	COMMENTS
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Del Paso Heights Redevelopment Project Area No. 5			
Substantial Rehabilitation (CAL 30-P005-020 and CAL 30-P005-02) 27 units estimated.	\$ 449,833 \$ 449,833	\$ 948,382 \$ 948,382	DHUD financed program in which existing units are acquired by the Housing Authority, rehabilitated and used to house low income families.
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Alkali Flat Redevelopment Project Area No. 6			
Conventional Family (CAL 30-P-005-022) 16 Units - Townhouse	\$ 617,000 \$ 617,000		DHUD financed program which provide conventional new construction of family rental units for low-income families in a single complex.
Demonstration Rental Rehabilitation Program 25 Units Estimated		\$ 320,000 \$ 320,000	CDBG financed rehabilitation program for existing rental units supplemented by DHUD's provision of Section 8 certificates.
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Oak Park Redevelopment Project Area No. 7			
Substantial Rehabilitation (CAL 30-P005-020 and CAL 30-P005-021) 32 units estimated.	\$ 673,317	\$ 959,181 \$ 959,181	See Above (CAL 30-P005-020 & 021)
Conventional Family (CAL 30-P005-024) 20 Units	\$1,049,930		See Above (CAL 30-P005-022)
Scattered Site Family (CAL 30-P005-023) 14 Units - Single Family	\$ 875,602		DHUD financed program which provides conventional new construction of rental units for low income families on 14 scattered sites.
	<u>\$2,598,849</u>		

Exhibit IV

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1. Previously Approved.

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