

**RESOLUTION NO. 2002-033**

**ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

ON DATE OF

**JUL 30 2002**

**DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA:  
ADOPTION OF NEGATIVE DECLARATION;  
DISPOSITION AND DEVELOPMENT AGREEMENT WITH  
DEL PASO NUEVO UNIT 1 DEVELOPMENT, LLC, REGARDING DEL PASO NUEVO  
SITE B2; AND RELATED AUTHORIZATIONS**

WHEREAS, the Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Del Paso Heights Redevelopment Plan ("Redevelopment Plan") and an "Implementation Plan" for the Del Paso Heights Redevelopment Project Area ("Project Area");

WHEREAS, the Agency owns certain real property ("Property") in the Project Area, which Property is generally described as 5.5 acres and more particularly described in the tentative map approved on February 28, 2002 and included as Attachment II;

WHEREAS, the Agency and Del Paso Nuevo Unit 1 Development, LLC ("Developer") desire to enter into a disposition and development agreement ("DDA"), a copy of which is on file with the Agency Clerk, which DDA would convey a fee interest in the Property, as more specifically described in the DDA, and which would require the improvements within the Property, as further described in the DDA (collectively, "Project");

WHEREAS, the proposed actions are in furtherance of the Del Paso Nuevo Project, as pursuant to the Mitigated Negative Declaration approved March 10, 1998, and with the subsequent mitigated negative declaration for the Phase 2 Del Paso Nuevo Project on June 6, 2000, and there are no changes in circumstances or new environmental issues from those identified and analyzed in the previous environmental documentation; and

WHEREAS, a report under Health and Safety Code Section 33433 ("Summary Report") has been prepared, filed with the Agency Clerk and duly made available for public review, and, proper notice having been given, a joint public hearing of the Agency and the City of Sacramento ("City") has been held in accordance with Health and Safety Code Sections 33431 and 33433 and at that hearing the City and the Agency evaluated the Summary Report and all of the information, testimony, and evidence presented during the public hearing,

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 2002-033

DATE ADOPTED: JUL 30 2002

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

Section 1. The Project will assist in the elimination of blight in that it will eliminate nonconforming uses and will develop underutilized parcels of real property. The Project is consistent with the goals and objectives of the Redevelopment Plan and the Implementation Plan. A goal of the Redevelopment Plan, as stated in the Implementation Plan, is to complete the development of Del Paso Nuevo, reduce the number of vacant infill lots and increase homeownership. The DDA shall be deemed an implementing document approved in furtherance of the Redevelopment Plan, the Implementation Plan for the Project Area and all applicable land use plans, studies, and strategies.

Section 2. The consideration given for the interest conveyed under 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 conveyance documents.


Section 3. The DDA is approved and the Executive Director is authorized to execute the DDA and to take such actions, execute and amend such instruments in forms approved by Agency Counsel, and amend the budget as may be necessary to effectuate and implement this resolution and the DDA.

Section 4. Subject to City Council approval, the budget is amended to allocate the following funds to the Project for project expenses to be used solely for project costs:

- (a) Up to \$908,445 from the City Housing Trust Fund (Housing Development Assistance);
- (b) Up to \$250,000 from the Del Paso Heights Tax Increment Housing Set-aside Fund (Housing Development Assistance), and
- (c) Up to \$222,500 from the City HTF for affordability assistance to individual homebuyers as needed to meet the affordability requirements.

  
CHAIR

ATTEST:

  
SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-033  
DATE ADOPTED: JUL 30 2002