



**Sacramento  
Housing &  
Redevelopment  
Agency**

June 1, 2005

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT: DISSOLUTION OF FRANKLIN BOULEVARD REDEVELOPMENT  
ADVISORY COMMITTEE (RAC)**

**LOCATION & COUNCIL DISTRICT**

Franklin Boulevard Redevelopment Area; City Council District 5

**RECOMMENDATION**

Staff recommends adoption of the attached resolution on page 7, which authorizes the Executive Director or her designee to take all actions necessary to dissolve the Franklin Boulevard Redevelopment Committee. This recommendation is consistent with the Project Area Committees and Redevelopment Advisory Committee (PAC/RAC) Policy adopted by the City Council in November 2001 and Board of Supervisors in February 2002.

**CONTACT PERSONS**

Lisa Bates, City Community Development Director: 440-1316  
Leslie Palmer, Redevelopment Planner: 440-1399 x1435

**FOR COUNCIL MEETING OF** – June 14, 2005

**SUMMARY**

This report recommends that the Franklin Boulevard Redevelopment Advisory Committee (RAC) be dissolved and that the Redevelopment Agency use when necessary a subcommittee of the Franklin Boulevard Property Based Improvement District (PBID) to solicit community input for redevelopment activities in the Project Area. The dissolution of the RAC is consistent with City Council approved policy



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adopted in 2001 which allowed for dissolution of a RAC when no significant redevelopment funds are generated from a Redevelopment Area.

### **RAC ACTION**

At its meeting on May 2, 2005 the Franklin Boulevard Redevelopment Advisory Committee reviewed the actions contained in this report. The RAC currently has only three members and only one attended the meeting. Although staff has conducted substantial outreach over the years, retaining a full 12 member RAC has been difficult to achieve. All remaining members were informed of staff recommendation by phone and mail and there were no objections to the proposed actions.

### **COMMISSION ACTION**

At its meeting on June 1, 2005 the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Burruss, Coriano, Fowler, Gale, Gore, Hoag, Piatkowski, Shah, Simon

NOES: None

ABSENT: Burns, Stivers

### **BACKGROUND**

California Redevelopment Law (CRL) requires an elected Project Area Committee (PAC) when establishing or amending a redevelopment project area if there are a substantial number of low- or moderate-income families and the plan authorizes eminent domain for residential property or if the plan contains projects anticipated to displace a substantial number of low- and moderate-income families. The Agency is required to consult with a PAC for three years on matters related to displacement of residents or otherwise affecting the residents.

Despite having the option not to have a formal community group advising the Redevelopment Agency (Agency) in redevelopment efforts after the three year period, the Agency, the City and the County value the long term community benefits of working with community groups. In November 2001 the City, and in February 2002, the County both adopted the PAC/RAC Policy establishing guidelines on the definitions and functions of project area and redevelopment advisory committees.

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The Agency currently administers 13 redevelopment project areas, of which nine operate with a RAC as an advisory body. The City administers the Richards Boulevard and Downtown Redevelopment areas which utilize the area business associations for input. The County areas of Mather/McClellan and Walnut Grove also use business and/or neighborhood associations to obtain community input.

This report recommends that the Franklin Boulevard RAC be dissolved and that the Agency seek community input in other ways for redevelopment activities. This proposed action is not unique to the Franklin Boulevard RAC and is consistent with the PAC/RAC Policy and Guidelines. Previously, the City Council and Agency dissolved the Stockton Boulevard Redevelopment Advisory Committee when funding levels and redevelopment activities were not sufficient to warrant an ongoing community meeting process. At such time when the Stockton Boulevard Redevelopment Area generated funds to engage in redevelopment projects and activities, a RAC was re-established and continues to meet on a monthly basis.

The Franklin Boulevard RAC is recommended to be dissolved as there are insufficient redevelopment activities for public comment to warrant ongoing RAC meetings and, consequently, there is great difficulty in recruiting new members to the RAC. The Redevelopment Area was formed, in part, to provide financial incentives to Campbell Soup to reinvest in its facility on Franklin Boulevard. The assistance package guarantees that Campbell Soup receives the tax increment funds generated by its facility to make additional improvements. The redevelopment area does not generate substantial tax increment after this commitment, and thus there are not many redevelopment activities for RAC consideration. Most of the activities that the Agency is currently involved with are public infrastructure projects, such as streetscape improvements, which were identified in the Franklin Boulevard Urban Design Masterplan. That plan was crafted with significant community involvement and provides a roadmap for public investment in the redevelopment area.

Over the past years, Agency staff has used various methods to recruit new RAC members including mailings to the entire Redevelopment Area and personal outreach efforts. The Agency has been unsuccessful in maintaining a complete 12-member board. Currently, there are only three members on the RAC. Because there has not been sufficient community participation on the RAC, some projects that the Agency is involved with have required additional outreach beyond the RAC. For example, in order to solicit community comment on the Agency's 46<sup>th</sup> Street and Lang Avenue Housing Development project, staff held community town hall meetings with residents living near the site.

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### *Community Outreach Strategy*

Although this report recommends dissolving the Franklin Boulevard RAC, the Agency remains committed to working with the community and receiving input and direction on redevelopment activities. This report recommends a two-step community outreach strategy for the Franklin Boulevard Redevelopment Area.

First, the Agency would use the existing Franklin Boulevard Business Association (FBBA) as a sounding board for redevelopment activities. The Agency is currently a Board member of the FBBA and would meet with other members to receive input on redevelopment projects. In addition, the FBBA has formed a subcommittee of its members which will hold open meetings in the evening for the purpose of reviewing redevelopment items. The subcommittee will meet as needed when there are redevelopment items to review and community members will be invited to participate at the meetings.

Secondly, as site specific redevelopment projects are identified, Agency staff will conduct appropriate outreach to stakeholders and community members. Outreach may include mailers, meetings, and town hall forums to receive community input and direction for the project.

Should there be a time when the redevelopment area experiences an increase in tax increment revenue that could be used for new activities, the Agency will consider establishing a new RAC for the area.

### **FINANCIAL CONSIDERATIONS**

There are no financial considerations associated with this report.

### **POLICY CONSIDERATIONS**

The actions proposed in this report are consistent with the City Council's adopted 2001 policy for PACs and RACs.

### **ENVIRONMENTAL REVIEW**

The proposed action to dissolve the Franklin Boulevard RAC is exempt from environmental review under CEQA Guidelines Section 15374(b) (2), administrative activities. NEPA does not apply.

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### ENVIRONMENTAL REVIEW

The proposed action to dissolve the Franklin Boulevard RAC is exempt from environmental review under CEQA Guidelines Section 15374(b) (2), administrative activities. NEPA does not apply.

### M/WBE CONSIDERATIONS

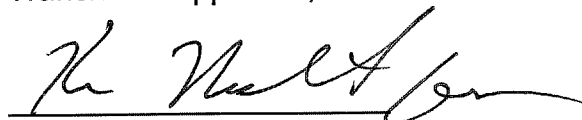
The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully submitted,



ANNE M. MOORE  
Executive Director

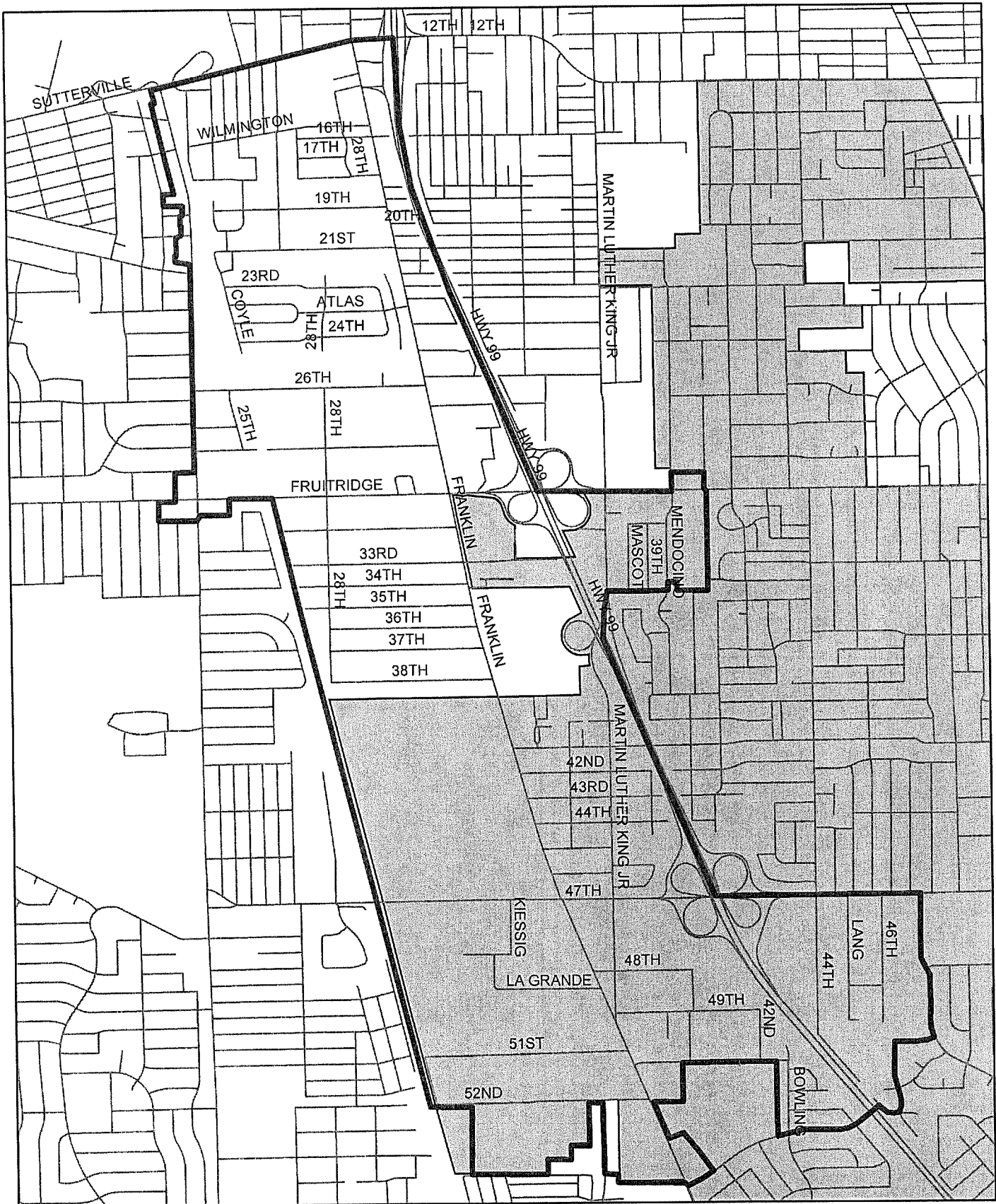
Transmittal approved,



ROBERT P. THOMAS  
City Manager




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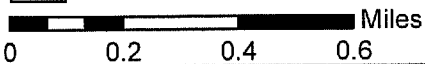
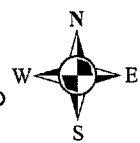
- 1) Attachment I – Franklin RDA Map Page 6
- 2) Redevelopment Agency Resolution – Page 7



# Franklin Boulevard Redevelopment Area

## Legend

-  Franklin Boulevard RDA
-  County of Sacramento
-  City of Sacramento



**RESOLUTION NO. \_\_\_\_\_**

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

ON DATE OF

**DISSOLUTION OF THE FRANKLIN BOULEVARD REDEVELOPMENT  
ADVISORY COMMITTEE**

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

Section 1: The Redevelopment Agency of the City of Sacramento hereby finds that a Redevelopment Advisory Committee is no longer required for the Franklin Boulevard Redevelopment Project Area.

Section 2: The Franklin Boulevard Redevelopment Advisory Committee is hereby dissolved.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_  
DATE ADOPTED: \_\_\_\_\_