



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO REDEVELOPMENT AGENCY  
City of Sacramento  
915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)**

**Public Hearing  
February 26, 2008**

**Honorable Chair and Members of the Redevelopment Agency**

**Title: Del Paso Heights 2003-2007 Implementation Plan Amendment**

**Location/Council District: Del Paso Heights Redevelopment Project Area (District 2)**

**Recommendation:** Conduct a public hearing and upon conclusion adopt a **Redevelopment Agency Resolution** amending the Del Paso Heights 2003-2007 Implementation Plan expiration date from December 31, 2007 to June 16, 2008.

**Contact:** Lisa Bates, Deputy Executive Director, 440-1316; Chris Pahule, Assistant Director, Housing and Community Development Department, 440-1350

**Presenters:** Sarah Hansen, Redevelopment Manager, 440-1322

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue:** On June 17, 2003, the Redevelopment Agency of the City of Sacramento ("Agency") adopted the Five-Year Redevelopment Implementation Plan ("the Plan") for the Del Paso Heights Redevelopment Area at a Joint Public Hearing of the Agency and City Council; however, the effective date and expiration of the Plan was not explicitly stated within the document. Under the heading *Notable Timeframes*, the Plan states that the Implementation Plan is valid from 2003-2007. This language would likely be interpreted as the effective date and expiration date of the Plan. The current proposed amendment would extend the expiration date of the 2003-2007 Plan through June 16, 2008 which is five years from when it was initially adopted.

**Policy Considerations:** This report complies with the procedures and requirements as described in the Del Paso Heights Project, Neighborhood Development Program, Project No. 5, and in California Redevelopment Law.

Del Paso Heights 2003-2007 Implementation Plan Amendment

**Environmental Considerations:** Not a project as defined by the California Environmental Quality Act (CEQA) [CEQA Section 21065 and CEQA Guidelines Section 15378 (b)(4)]. The National Environmental Policy Act (NEPA) does not apply.

**Committee/Commission Action:** *Del Paso Heights Redevelopment Advisory Committee:* At its meeting of January 24, 2008, the Del Paso Heights Redevelopment Advisory Committee received the information presented in this staff report.

*Sacramento Housing and Redevelopment Commission:* At its meeting of February 6, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Otto, Shah, Stivers

NOES: None

ABSENT: Coriano

**Rationale for Recommendation:** Pursuant to California Redevelopment Law, the Agency must find that projects involving funding of public infrastructure are consistent with the five-year implementation plan. Absent this amendment, scheduled projects involving public infrastructure in Del Paso Heights would have to be postponed. An amendment is required to extend the legal effective date of the document until the new 2008-2012 five-year plan is adopted. In January 2008, the Agency, working with community residents and stakeholders, began the process of creating a new five-year plan. It is anticipated that the new Del Paso Heights 2008-2012 Implementation Plan will be presented to the Redevelopment Agency for adoption in June 2008; therefore, it is recommended that the current Plan effective dates be extended through June 16, 2008.

**Financial Considerations:** None

Del Paso Heights 2003-2007 Implementation Plan Amendment

**M/WBE Considerations:** The item discussed in this report has no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:   
LA SHELLE DOZIER  
Interim Executive Director

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

<b>Table of Contents</b>	
Report	pg. 1
<b>Attachments</b>	
1 Background	pg. 4
2 Map	pg. 5
3 Resolution	Pg. 6

**Del Paso Heights 2003-2007 Implementation Plan Effective Dates Amendment  
Project Background**

On June 17, 2003, the Agency approved the sixth amendment to the Del Paso Heights Project, Neighborhood Development Program, Project No. 5 (“Del Paso Heights Redevelopment Plan”) to extend various time and financial limits for the Project Area. Consistent with California Redevelopment Law (CRL), the Del Paso Heights 2000-2004 Implementation Plan (“the Plan”) was simultaneously updated to reflect the amendment, resulting in a new five-year planning timeframe—June 2003 through June 2008. However, the mid-year adoption date of the Plan is not adequately reflected in the document. The current title and language of the document would likely result in the legal interpretation of the document effective dates: June 17, 2003 through December 31, 2007.

While the 2008-2012 update process is currently underway, adoption of the new plan is not anticipated until June 2008. Per Redevelopment Law, the Agency must find that projects involving funding of public infrastructure are consistent with the implementation plan. Absent this amendment, scheduled projects involving public infrastructure in Del Paso Heights would have to be postponed. Therefore, it is recommended that the current Plan effective dates be extended through June 2008.

The implementation plan is a program statement prepared to set priorities for redevelopment activities within each project area during the five-year period covered by the plan. The plan incorporates currently known and projected financial resources available to accomplish essential revitalization activities. Through June 2008, planning and funding of redevelopment projects in the Del Paso Heights Project Area will continue to meet the goals and objectives of the current 2003-2007 Implementation Plan.

Agency staff will spend the next five months working with the Del Paso Heights community and the City to update the existing Plan for the implementation of community, Agency and City goals for the next five-year planning timeframe—2008 through 2012. Beginning in January 2008, Agency staff will initiate a community outreach strategy to help inform the prioritization of project implementation and the allocation of tax increment funds in the Project Area. Soon after, the Del Paso Heights community will be invited to assist the Agency and the RAC in reviewing existing projects and priorities for the area, as well as brainstorm new ideas for future implementation and funding. A draft of the updated Del Paso Heights 2008-2012 Implementation Plan will be presented to the Redevelopment Agency for review and adoption in June 2008.

As required by CRL, the Implementation Plan will contain the specific goals and objectives of the Agency for the Project Area, the specific programs, including potential projects, and estimated expenditures proposed to be made during the five-year time period, an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the project area, and a description of how the Agency proposes to address housing needs in the project area over the five-year period.



# Del Paso Heights Redevelopment Area



**1** LEGEND

 Del Paso Heights RDA

 Street

# RESOLUTION NO. 2008 - \_\_\_\_\_

Adopted by the Redevelopment Agency of the City of Sacramento

ON DATE OF

## DEL PASO HEIGHTS IMPLEMENTATION PLAN AMENDMENT – EFFECTIVE DATES

### BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento (“Agency”) approved the sixth amendment to the Del Paso Heights Project, Neighborhood Development Program, Project No. 5 (“Del Paso Heights Redevelopment Plan”) on June 17, 2003.
- B. The Agency adopted the Del Paso Heights 2003-2007 Implementation Plan (“the Plan”) on June 17, 2003.
- C. The mid-year adoption date of the Plan is not adequately reflected in the document. The current title and language of the document reflect the effective dates: June 17, 2003 through December 31, 2007.
- D. Redevelopment law requires the adoption of an implementation plan every five years (Health & Safety Code section 33490). Therefore, as long as the Agency adopts a new Implementation Plan prior to June 17, 2008, it will comply with the requirements of Section 33490.
- E. Amending the Del Paso Heights Implementation Plan to change the expiration date from December 2007 to June 2008 will allow for a six month plan update process, including community involvement, and will not alter any of the other provisions in the Implementation Plan.
- F. Proper notice of this action has been given and a public hearing has been held in accordance with Health and Safety Code Section 33490.

### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action as stated in this resolution, are approved.

Section 2. The Del Paso Heights Implementation Plan is hereby amended to change the expiration date from December 31, 2007 to June 16, 2008.