



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO REDEVELOPMENT AGENCY
City of Sacramento
 915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Staff Report
November 3, 2009

Honorable Chair and Members of the Board

Title: Approval of the Five Year Implementation Plans for Eleven Redevelopment Project Areas

Location/Council District: City Council Districts 1, 2, 3, 5, and 6

Recommendation: Conduct a public hearing pursuant to Health and Safety Code §33490 (d) and upon conclusion adopt a **Redevelopment Agency Resolution:** 1) approving Five Year Implementation Plans (2009-2014) for 65th Street, Alkali Flat, Army Depot, Del Paso Heights, Franklin Boulevard, Merged Downtown, North Sacramento, Oak Park, Railyards, River District and Stockton Boulevard Redevelopment Project Areas; and 2) approving Housing Compliance Plan and 3) amending and adopting each Five Year Implementation Plan to initiate the Housing Compliance reporting periods for all redevelopment project areas in 2009.

Contact: Lisa Bates, Director Community Development, 440-1316; Chris Pahule, Assistant Director, Community Development, 440-1350; Leslie Fritzsche, Downtown Division Manager, 808-5450

Presenters: Lisa Bates, Director, Community Development, Chris Pahule, Assistant Director, Community Development; Leslie Fritzsche, Downtown Division Manager

Department: Sacramento Housing and Redevelopment Agency, City Economic Development Department

Description/Analysis

Issue: Every five years the Agency prepares Implementation Plans, which are strategic action plans for each redevelopment project area. This requirement, established in California Community Redevelopment Law (CRL), is an essential tool to monitor progress and establish a guiding path for future redevelopment projects/programs. It sets a strategy for redevelopment and affordable housing initiatives, identifies projects and programs, reports progress and identifies affordable housing goals.

Staff initiated the Implementation Plan process in April 2009, during which time the economy went into a deep recession and the region experienced significant decline in assessed value, increased filings of property tax appeals and the automatic property reassessment as set under Proposition 8. Additionally, in July the State Legislature approved the Supplementation Education Revenue Augmentation (SERAF) requiring more than \$23 million of local tax increment resources to be paid to the State over the next two years. Consequently, a thoughtful and conservative approach was used to develop the Implementation Plans, including progress evaluations and a focus on critical revitalization projects and programs in each redevelopment area.

During the past five years, \$238 million dollars of tax increment funds were invested in eleven redevelopment areas to develop commercial and residential development, infrastructure, and community facilities. Commercial revitalization focused on supporting exterior rebates and acquisition of key opportunity sites in the Alkali Flat, Merged Downtown, North Sacramento, Oak Park, and Stockton Boulevard Redevelopment Project Areas. Commercial corridors/districts received investment resulting in master plans, design, and construction of streetscape improvements for Del Paso, Franklin, Fruitridge, Martin Luther King Jr., and Stockton Boulevards. In the area of housing, major projects were constructed including Plaza Lofts, Globe Mills, 4th Avenue Lofts, Martin Luther King Village, Rio Linda Nogales, Lemon Hill Town Homes, and Surreal Estates which delivered a variety of housing types and affordability levels for all age ranges. Finally, redevelopment funds supported the completion of major City facilities, including George Sim, Oak Park and Hagginwood Community Centers.

The Implementation Plans focus on preparing development sites for thorough clean up and site planning efforts, releasing requests for proposals and developing projects. The design and construction of utilities, streetscape and transportation projects will be the focus for infrastructure. These public improvements will be critical to have in place in order to facilitate development when the commercial and residential markets improve. A summary of the redevelopment strategies and major projects are included in Attachment 3. Given the declining economy and limited tax increment resources, the Agency will focus on critical projects in the redevelopment areas. Specifically, over the next few months, staff and the redevelopment advisory committees (RACs) will develop investment plans. Staff will then proceed with project implementation and will not request individual RAC project approval. Additionally, RAC meetings will be held quarterly and will serve to update the RAC and the community on project status. It is hoped that a bond issuance can take place near the end of the upcoming 2009-2014 Implementation Plans cycle to provide an influx of revenue for critical projects waiting in queue for development (Exhibit A).

Policy Considerations: As required by Community Redevelopment Law (CRL), every five years the Redevelopment Agency of the City of Sacramento (Agency) must hold a noticed public hearing to adopt implementation plans to establish strategic and programmatic work plans for carrying out their activities and eliminate blight. CRL requires that the Agency conduct a public hearing for the

adoption of the Implementation after publicly noticing the hearing. As of this meeting, the noticing requirements have been met.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed administrative actions do not constitute a project under California Environmental Quality Act (CEQA) per Guidelines Section 15378 (b) (5). The National Environmental Policy Act (NEPA) does not apply.

Sustainability Considerations: The contents of this staff report are consistent with the goals, policies and targets of the 2030 General Plan. If approved, this report will advance energy independence by improving energy efficiency and replacing or renovating obsolete energy or resource inefficient infrastructure (buildings, facilities, systems, etc.) and assist in fostering public involvement and personal responsibility.

Other: None

Committee/Commission Action: The 2009-2014 Implementation Plans were developed with input from the respective Project Area citizen advisory committees. All committee advisory groups voted to support staff's recommendation. The Downtown Partnership reviewed the Downtown and Railyards Implementation Plans and River District Property and Business Improvement Board reviewed the River District Implementation Plan.

Sacramento Housing and Redevelopment Commission: At its meeting on October 7, 2009, the Sacramento Housing and Redevelopment Commission voted to support Staff's recommendation. The Implementation Plans for the Downtown, River District and Railyards project areas were submitted to the Sacramento Housing and Redevelopment Commission for information only. The votes were as follows:

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

NOES: None

ABSENT: None

Rationale for Recommendation: CRL requires that redevelopment agencies periodically adopt implementation plans for redevelopment project areas covering a five year term. Nine City and joint City/County redevelopment project area implementation plans expire November 17, 2009, requiring new plans to be approved for the next five-year cycle. Del Paso Heights is on a different cycle due to a Redevelopment Plan Amendment, while the Railyards Redevelopment Area was adopted in 2008 (Attachment 2). In order to have all eleven implementation plans on the same cycle, Staff recommends changing the time

period for these two Implementation Plans to 2009 to 2014 and adopt them as new plans.

In 2004, the aggregation of affordable housing production needs was approved and the aggregated expenditures to date are reported in the Housing Compliance Plans (Exhibit B).

Financial Considerations: Adoption of the Implementation Plans does not approve any specific project, program, or expenditure. The Agency will consider projects on a case-by-case basis through the budget and project approval process.

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
Executive Director

Recommendation Approved:

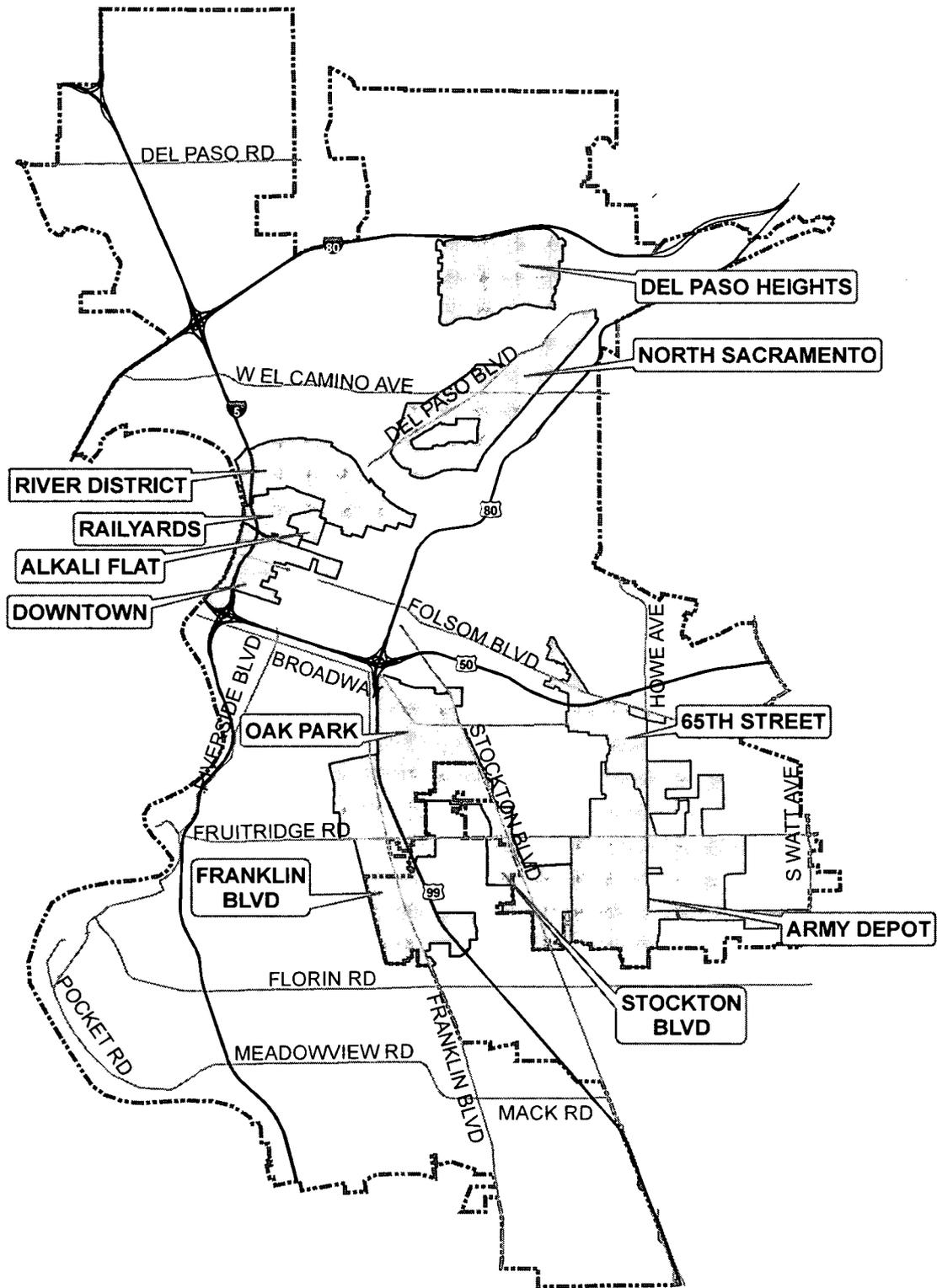

for RAY KERRIDGE
City Manager

Table of Contents

Report	pg. 1
Attachments	
1 Map	pg. 5
2 Background	pg. 6
3 2004- 2009 Accomplishments and 2009 – 2014 Strategies	pg. 9
4 Power Point Presentation	pg. 14
5 Resolution – Redevelopment Agency	pg. 21
Exhibit A - Implementation Plans (separate bound copy)	
Exhibit B - Housing Compliance Plan (separate bound copy)	



City and Joint City / County Redevelopment Project Areas



City of Sacramento



SHRA GIS
September 28, 2009

Attachment 2

Background**City Redevelopment Project Areas**

Redevelopment Project Area	Implementation Plan Schedule	Housing Compliance Schedule	Governing Body	Citizen Advisory Committee
1. 65 th Street	2004-2009	2004-2013	City	RAC
2. Alkali Flat	2004-2009	2000-2009	City	RAC
3. Army Depot	2004-2009	2005-2014	City	RAC
4. Auburn Blvd.*	2004-2009	2005-2014	County	PAC
5. Franklin Blvd.	2004-2009	2005-2014	Joint	North Franklin Business Association
6. Del Paso Heights	2008-2012	2003-2012	City	RAC
7. Merged Downtown	2004-2009	2005-2010	City	Downtown Partnership
8. North Sac	2004-2009	2005-2014	City	RAC
9. Oak Park	2004-2009	Exempt	City	RAC
10. Railyards	2008-2013	2008-2017	City	Downtown Partnership
11. River District	2005-2009	2005-2014	City	River District
12. Stockton	2004-2009	2005-2014	Joint	RAC

* Auburn Boulevard is a joint City and County redevelopment project area. In 1992 the City designated the County as the lead authority over the Auburn Redevelopment Plan.

Implementation Plans

In 1993, the State Legislature passed AB 1290 (Chapter 942, Statutes of 1993), which enacted the California Community Redevelopment Law Reform Act and made sweeping changes to state redevelopment law (Health and Safety Code §§33000 et seq.) in a major effort to increase both the effectiveness and accountability of redevelopment agencies. One notable statutory change was the addition of Article 16.5 (§§33490 et seq.) to the law, which required redevelopment agencies to adopt five year implementation plans for all adopted project areas on or before December 31, 1994, and every five years thereafter.

The proposed 2009-2014 Implementation Plans (Plan), included as Exhibit A, presents the Agency's five-year redevelopment and affordable housing program within the Project Areas. The Plans also contain requisite information pertaining to how the Agency will meet housing production, replacement housing, and income targeting requirements. The Plans were developed with input from their respective Project Area citizen advisory committees. A summary of the Plan format is presented below:

Redevelopment Strategy: Each Plan has a *Redevelopment Strategy* which sets out the near term redevelopment and affordable housing initiatives in the Project Area. The strategy provides context for the redevelopment projects contained in the Plan, as well as the Agency's vision for the future.

Redevelopment Program: The Redevelopment Program provides a narrative of each proposed project and program the Agency will engage in over the five year period. This section also provides approximate expenditures for each project.

Affordable Housing Programs: CRL requires that local redevelopment agencies include information regarding housing production, replacement housing, and expenditures by household type in the overall implementation plan process. The purpose of the housing set aside fund is to preserve, improve or increase housing opportunities for the very low, and low and moderate income households. In achieving these goals, the Redevelopment Agency is required to produce or to substantially renovate units in its communities. The Agency captures all three of the legal requirements in the City of Sacramento's Housing Compliance Plan. In each Implementation Plan the Agency specifically reports on each Project Area's Housing Production requirements. Additionally, the City's Housing Compliance Plan provides a citywide report on housing production, expenditures by household type, and the Replacement Housing (see Exhibit B). The Agency aggregates housing production activities and expenditure requirements among all of the Project Areas, providing the Agency the ability to more effectively meet housing program objectives.

In addition to producing very low, low and moderate income units, there is also a need for rental assistance targeted at extremely low income homeless households. Historically, the Agency has provided subsidies to, or for the benefit of, these households. In order to ensure unit production requirements are achieved in the future, the Agency will limit funding to no more than 10 percent of its gross housing set aside funds for rental assistance.

Implementation Plan Affordable Housing Segment

To ensure that redevelopment agencies appropriately plan and use housing set-aside funds for the creation of low and moderate-income housing, state redevelopment law requires that local redevelopment agencies include information regarding housing production, replacement housing, and expenditures by household type in the overall implementation plan process:

- Housing Production: Based on the number of housing units constructed or substantially rehabilitated over a ten-year period, a Redevelopment Agency must ensure that a percentage (15%) of these units are affordable to low and moderate income households.
- Replacement Housing: Redevelopment Agencies must ensure that any housing units destroyed or removed as a result of redevelopment agency activities are replaced within four years.

- Expenditures by Household Type: State law establishes specific requirements on the amount of housing set-aside funds an agency must spend over a 10-year period to facilitate housing that is affordable to very low and low income households.

On November 17, 2004, the Agency received the authority to aggregate Project Area housing set-aside funds. This provides the Agency flexibility to effectively meet its housing program objectives. Additionally, in 2004 the Agency established a goal of spending an additional five percent of tax increment revenues on an annual basis on affordable housing projects. As a result of the aggregation, the Agency approaches housing compliance, required under CRL, from a citywide perspective. The *Housing Production, Replacement Housing and Expenditures by Household Type information* in the City's Housing Compliance Plan accounts for all Project Areas within the City. The information in the Housing Compliance Plan reflects the 10-year period 2004 through 2014.

In total, there are 12 redevelopment project areas in the City of Sacramento, three of which are joint redevelopment areas that span both City and County jurisdictions. Auburn Boulevard is a joint City and County redevelopment project area. In 1992 the City designated the County as the lead authority over the Auburn Redevelopment Plan. This Housing Compliance Plan will include the Stockton Boulevard redevelopment project area, while the other two redevelopment project areas, (Franklin Boulevard and Auburn Boulevard), will be included in the County Housing Compliance Plan.

2004- 2009 Accomplishments and 2009 – 2014 Strategies

2004-2009 Redevelopment Project Area Major Accomplishments

65th Street

- Bus Transfer Facility Design
- Redding Avenue Bicycle and Pedestrian Improvements Final Design
- Redding Avenue Detention Basin Improvements

Alkali Flat

- Globe Mills Adaptive Reuse Senior Housing Project
- 524 Restaurant and F.H. Farley Historic Rehabilitation Project
- Sherwood Court/Washington Rehabilitation Project

Army Depot

- George Sim Community Center Expansion
- Southeast Sacramento Bicycle and Pedestrian Access Study
- Depot Park Improvements

Oak Park

- 4th Avenue Lofts
- Oak Park Street Lighting Program
- Oak Park Community Center Expansion

Del Paso Heights

- North Avenue Apartments
- Joe Mims Jr. Hagginwood Community Center

Merged Downtown

- The Cosmopolitan Cabaret Theatre and Cosmo Café
- The Cathedral Building
- 800 J
- 621 Capitol Mall
- The Orleans
- K Street Streetscape Phase I

Franklin Boulevard

- Franklin Boulevard and Fruitridge Road Intersection Improvements (City)
- Franklin Boulevard Phase Streetscape I and II (County)

North Sacramento

- The “Experience Del Paso Boulevard” Streetscape Improvement Project
- Surreal Estates
- Exterior Rebate Projects

The Railyards

- Established the Railyards Redevelopment Project Area
- Owner Participation Agreements with Thomas Enterprises
- The REA Building
- Concept Plan for Sacramento Intermodal Facility
- Opening of 7th Street

The River District

- Gateway Streetscape Master Plan Completed
- Commenced the River District Specific Plan
- CHP moved its headquarters to the River District
- City moved Police and Community Development Departments to the River District
- Commenced the Powerhouse Science Center entitlements for the old PG&E building
- Township 9 fully entitled

Stockton Boulevard

- Stockton Boulevard Streetscape Improvements - Phase III
 - Acquisition of San Juan Motel and Mobile Home Park and River City Motel
- Stockton Boulevard Opportunity Area Urban Land Institute Study

2009 – 2014 Redevelopment Project Area Strategies and Major Projects**65th Street****Strategy**

1. Develop a world class transit village adjacent to the 65thStreet transit facility.
2. Plan the transformation of the eastern portion of the redevelopment project area.
3. Remove barriers to development including removing inadequate public infrastructure.
4. Provide a variety of affordable housing types.

Projects

- Station Block
- Transportation/Streetscape Improvements
- Technology Village Specific Plan

Alkali Flat**Strategy**

1. Revitalize the 12th Street Gateway through development and place making activities.
2. Support the preservation of the Alkali Flat history through rehabilitation of structures.
3. Enhance public spaces and community facilities.
4. Promote housing by support infill development, affordable and mixed-income development, and home ownership opportunities

Projects

- RFP 1224 D Street (Residential)
- Streetlights
- Parking
- La Valentina Development Project

Army Depot**Strategy**

1. Improve the transportation system to enhance linkages to from the City and region.
2. Support job creation through assisting in local and regional economic development efforts to attract and retain businesses, including green industries
3. Facilitate efforts to achieve complete neighborhoods through the development of affordable housing and community facilities

Projects

- Transportation Infrastructure
 - Fruitridge Road; Power Inn Road; 14th Avenue; Elder Creek Road
 - Bicycle/Pedestrian Facilities

Del Paso Heights**Strategy**

1. Continued focus on redeveloping the core of Del Paso Heights; the area of Marysville and Grand. This includes site development, environmental cleanup awaiting market readiness
2. Improve circulation patterns around Marysville and Grand
3. Create mixed use nodes/commercial/residential nodes

Projects

- Marysville and Grand –continued cleanup and site readiness for development
- RFP sites when market is ready: Del Paso Nuevo Town Center, Marysville/Los Robles and others

Merged Downtown**Strategy**

1. Creating Places and Destinations – Retail, Entertainment and Tourism
2. Living Downtown - New Downtown Housing Initiatives
3. The Urban Waterfront
4. Making Connections and Places - Downtown Streets and Open Spaces

Projects

- Development Opportunities – The Ebner, Entertainment Venues (1016-1022 K), 700/800 blocks of K Street Mixed Use, JKL Mixed Use, Hotel Development, and The Waterfront
- Retail Strategy Development and Implementation (including Westfield Downtown Plaza)
- Infrastructure and Feasibility Studies
- K Street Streetscape and Circulation

Franklin Boulevard**Strategy**

1. Create a dynamic business environment including pursuing the Village Center and 26th Avenue opportunities sites.
2. Green the corridor through open space including the Cultural Plaza.
3. Develop quality housing in the Avenues and support the creation of a Weed and Seed strategy.
4. Encourage and support Transit-Oriented Development.

Projects

- Streetscape Improvements
- Commercial Assistance
- Community Facilities – Cultural Plaza

North Sacramento**Strategy**

1. Reinvigorate Del Paso Boulevard through Place Making efforts.
2. Maximize transit oriented development around the five light rail stations.
3. Prepare the area for private investment through pursuing remediation, infrastructure and leveraging public funds.
4. Plan and build complete neighborhoods by providing housing for a variety of income level and community facilities.

Projects

- Development Opportunities – ready sites, RFQ/P sites, develop project
- Del Paso Boulevard Streetscape Improvements

Oak Park**Strategy**

1. Enhance the Oak Park Historic through Place Making initiatives.
2. Support commercial and mixed use development along Broadway, MLK and Stockton Boulevard.
3. Strengthen the residential neighborhoods through development of a variety of housing types and community facilities.

Projects

- Development Opportunities – ready sites, RFQ/P sites, develop project
 - Broadway Triangle Development
 - Broadway/Martin Luther King Jr. Development
 - RFP Stockton Properties
- Martin Luther King Jr. Streetscape
- Historic District Program

The Railyards**Strategy**

1. Economic Development
2. Housing Program Strategy
3. Transportation and Infrastructure Enhancements

4. Build a Sense of Place
5. Reuse and Interpretation of Historic Elements
6. Connect to the River and Foster Open Space Opportunities

Projects

- First Phase Infrastructure Investment
- Public Parking Facilities
- Restoration and Adaptive Re-use of Historic Buildings
- Public Open Space Areas and Pathways
- Sacramento Intermodal Facility

The River District

Strategy

1. Stimulate Economic Growth
2. Develop Residential Projects
3. Provide Enhanced Community Facilities and Amenities
4. Engage the Rivers and Foster Open Space Opportunities
5. Provide a Safe, Clean, and Attractive Environment
6. Improve Circulation and Transportation
7. Strengthen Infrastructure to Support Development
8. Build Image and Identity

Projects

- Powerhouse Science Center
- General Produce Business Expansion Project
- Social Services Complex II
- Discover Centre Hotel Project
- Township 9 Affordable Housing
- Green Line Light Rail Station at Township 9

Stockton Boulevard

Strategy

1. Prepare and assemble sites and attract development to former obsolete motel and key catalyst sites along the boulevard.
2. Reinforce the Area's roles as Sacramento's International Market Place through branding and signage.
3. Enhance the infrastructure and community facilities.
4. Strengthen the residential neighborhoods by providing housing for a variety of income levels.

Projects

- Development Opportunities – ready sites, RFQ/P sites, develop project
- Stockton and Lawrence
- San Juan Motel Opportunity Area
- River City Motel
- International Market Place Signage

RESOLUTION NO. 2009 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ADOPTING FIVE YEAR IMPLEMENTATION PLANS AND APPROVING MATTERS RELATIVE TO THE PRODUCTION OF THE AFFORDABLE HOUSING AND USE OF HOUSING SET ASIDE FUNDS FOR THE 65TH STREET, ALKALI FLAT, ARMY DEPOT, DEL PASO HEIGHTS, MERGED DOWNTOWN, FRANKLIN BOULEVARD, NORTH SACRAMENTO, OAK PARK, RAILYARDS, RIVER DISTRICT, AND STOCKTON BOULEVARD REDEVELOPMENT PROJECT AREAS

BACKGROUND

- A. The Redevelopment Plan for the 65th Street Redevelopment Project Area was adopted by the City Council of the City of Sacramento ("City Council") on June 29, 2004, by Ordinance No. 2004-032, amended from time to time, most recently on May, 8, 2007, by Ordinance No. 2007-041.
- B. The Redevelopment Plan for the Alkali Flat Redevelopment Project Area was adopted by the City Council on February 10, 1972, by Ordinance No. 3086, amended from time to time, most recently on May 8, 2007, by Ordinance No. 2007-034.
- C. The Redevelopment Plan for the Army Depot Redevelopment Area was adopted by the City Council on June 27, 1995, by Ordinance No. 95-034, amended from time to time, most recently on May 8, 2007 by Ordinance No.2007-040.
- D. The Redevelopment Plans for the Auburn Boulevard Redevelopment Project Area was adopted by the Board of Supervisors of the County of Sacramento ("Board of Supervisors") on October 13, 1992, by Ordinance No. 1405, and by the City of the City of Sacramento ("City Council") on September 29, 1992. by Ordinance No. 92-048, amended from time to time, most recently on May 22, 2007, by the Board of Supervisors by Ordinance No. 1551 and on May 8, 2007, by the City Council by Ordinance No. 2007-037.
- E. The Redevelopment Plan for the Del Paso Heights Redevelopment Project Area was adopted by the City Council on May 12, 1970, by Ordinance No. 2284, amended from time to time, most recently on May 12, 2009, by Ordinance No. 2009-025.

- F. The Redevelopment Plan for the Merged Downtown Redevelopment Project Area was adopted by the City Council on September 13, 1955, by Ordinance No. 1936, amended from time to time, most recently on May 8, 2007, by Ordinance No. 2007-32.
- G. The Redevelopment Plan for the Franklin Boulevard Redevelopment Project Area was adopted by the City Council on December 14, 1993, by Ordinance No. 93-071 and by the Board of Supervisors on December 14, 1993, by Ordinance No. 1427, amended from time to time, most recently by the City Council on May 8, 2007, by Ordinance No. 2007-039 and by the Board of Supervisors on May 15, 2007 by Ordinance No. 1548.
- H. The Redevelopment Plan for the North Sacramento Redevelopment Project Area was adopted by the City Council on June 30, 1992 by Ordinance No. 92-028, amended from time to time, most recently on May 8, 2007, by Ordinance No. 2007-036.
- I. The Redevelopment Plan for the Oak Park Redevelopment Project Area was adopted by the City Council on May 30, 1973, by Ordinance No. 3278, amended from time to time, most recently on May 8, 2007, by Ordinance No. 2007-038.
- J. The Redevelopment Plan for the Railyards Redevelopment Project Area was adopted by the City Council on May 13, 2008, by Ordinance No. 2008-023.
- K. The Redevelopment Plan for the River District Redevelopment Project Area, previously known as Richards Boulevard Redevelopment Project Area, was adopted by the City Council on July 17, 1990, by Ordinance No. 90-037, amended from time to time, most recently on May 13, 2008, by Ordinance No. 2008-022.
- L.. The Redevelopment Plan for the Stockton Boulevard Redevelopment Project was adopted by the City Council on May 17, 1994, by Ordinance No. 94-017 and by the Board of Supervisors on May 17, 1994, by Ordinance No. 1434, amended from time to time, most recently on May 8, 2007, by the City Council and May 8, 2007, by Ordinance No. 2007-042 and by the Board of Supervisors on May 15, 2007, by Ordinance No. 1549.
- M. The Auburn Boulevard Redevelopment Project Area is a joint City and County project area, but the lead authority on redevelopment plans activities, as delegated by the City Council on October 20, 1992, by Ordinance No. 92-756, is the Board of Supervisors.
- N. The California Community Redevelopment Law, Health and Safety Code Section 3300 et seq. ("Law"), as set out in Section 33490 requires the Redevelopment Agency of the City of Sacramento ("Agency") adopt an Implementation Plan for

each Project Area every five years, and that existing Implementation Plans be reviewed during the second or third year after the Plan was adopted.

- O. Section 33490 also requires that the Implementation Plans for each project Area contain the Agency's goals and objectives; the specific program, including potential projects, and the estimated expenditures proposed to be made during the next five years; an explanation of how the Agency has in the past and will in the future implement the affordable housing program requirements as set out in the Law.
- P. The Agency has prepared Implementation Plans for the 2009-2014 period for the 65th Street, Alkali Flat, Army Depot, Downtown, Del Paso Heights, Franklin Boulevard, North Sacramento, Oak Park, Railyards, River District and Stockton Redevelopment Project Areas.
- Q. Nine City and joint City/County redevelopment project areas implementation plans expire November 17, 2009.
- R. The Del Paso Heights and Railyards redevelopment project area implementation plans are on a different five-year cycle and staff recommends changing the time period for these two Implementation Plans to 2009 to 2014 and adopt them as new plans in order to bring all City and joint City/County implementation plans under the same five-year cycle creating efficiencies for future reporting.
- S. City Council on November 17, 2009 by Ordinance No. 2004-062 approved the aggregation of funds for 65th Street, Alkali Flat, Army Depot, Merged Downtown, Del Paso Heights, Franklin Boulevard, North Sacramento, Oak Park, Richards and Stockton Boulevard Redevelopment Project Areas in order for the Agency to meet its affordable housing production requirements and facilitate the production of affordable housing.
- T. Section 33413 of the Law provides that the Agency may aggregate the affordable housing production needs among its Project Areas, provided such aggregation will not cause or exacerbate racial, ethnic or economic segregation.
- U. The Law requires that not less than twenty percent (20%) and in some instances thirty percent (30%) of all taxes that are allocated to the Agency from the foregoing Project Areas be used by the Agency for the purposes of increasing, improving, and preserving the community's supply of low and low-and moderate-income housing available at an affordable housing cost to person and families that are extremely low, very low, low or moderate income households.
- V. In addition to producing very low, low and moderate income units, the Law allows the Agency to provided subsidies to, or for the benefit of, extremely low income households and the preservation of affordable rental units that cannot reasonably be expected to remain affordable to extremely low income households.

W. The Agency has conducted a duly noticed public hearing.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. All the evidence presented having been duly considered, the findings, including the environmental findings, as stated above, are approved. The adoption and amendment of the Implementation Plans as set out below do not constitute approval of any specific program, project or expenditure by the Agency, nor does it change the need to obtain any required approval of a specific program, project or expenditure from the Agency or the City Council unless the authority for which has been delegated to the Executive Director of the Agency; and all programs, projects and expenditures are subject to environmental review to the extent required prior to their approval.
- Section 2. The 2009-2014 Implementation Plans for 65th Street, Alkali Flat, Army Depot, Del Paso Heights, Downtown, Franklin Boulevard, North Sacramento, Oak Park, Railyards, River District and Stockton Redevelopment Project Areas, which are set out in Exhibit A, are hereby approved and adopted.
- Section 3. The 2010-2014 City Housing Compliance Plan and corresponding Technical Appendix, which are set out in Exhibit B, are hereby approved and adopted.
- Section 4. The 2010-2014 County Housing Compliance Plan and corresponding Technical Appendix, which include information regarding the Franklin Boulevard Redevelopment Project Area that is a joint City and County Project Area and is subject to approval by both the Redevelopment Agency of the City of Sacramento and the County of Sacramento and are set out in Exhibit B, are hereby approved and adopted.
- Section 5. The approval and adoption of the matters set out in this resolution or the Franklin Boulevard, and Stockton Boulevard Redevelopment Project Areas, which are joint City and County Project Areas for which the City has not delegated its authority for implementation, is contingent upon approval by the Redevelopment Agency of the County of Sacramento of the same matters.
- Section 6. The Agency finds that aggregation of affordable housing production requirements among the 65th Street, Alkali Flat, Army Depot, Del Paso Heights, Merged Downtown, Franklin Boulevard, North Sacramento, Oak Park, Railyards, River District, and Stockton Redevelopment Project Areas

will not cause or exacerbate racial, ethnic or economic segregation based on the facts and the reasons set out in the background above and in the Implementation Plans, will be beneficial to the Project Areas by facilitating the production of affordable housing, and for these reasons such aggregation is hereby approved; and

- Section 7. The use of tax increment revenues allocated from 65th Street, Alkali Flat, Army Depot, Del Paso Heights, Merged Downtown, Franklin Boulevard, North Sacramento, Oak Park, Railyards, River District, and Stockton Redevelopment Project Areas, for the purpose of increasing, improving, and preserving the community's supply of low and moderate-income housing available at an affordable housing cost to persons and families that are extremely low, very low, low or moderate income households by funding projects located outside of a Project Area but within another Project Area or in the other portions of the City's jurisdiction, will be of benefit to the Project Area and such allocation is hereby approved.
- Section 8. The Agency provides subsidies to, or for the benefit of, extremely low income households through either site specific rental assistance or tenant based rental assistance however, in order to ensure unit production requirements are achieved in the future, the Executive Director is directed to establish a policy to limit these types of subsidies to no more than 10 percent of its gross housing set aside funds over the five year implementation plan period.

Table of Contents

Exhibit A – Implementation Plans

Exhibit B – Housing Compliance Plan