

## **RESOLUTION NO. 2009-057**

Adopted by the Redevelopment Agency  
of the City of Sacramento

November 3, 2009

### **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 65<sup>TH</sup> 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 65<sup>th</sup> 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 65<sup>th</sup> 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 65<sup>th</sup> 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

Adopted by the Redevelopment Agency of the City of Sacramento on November 3, 2009 by the following vote:

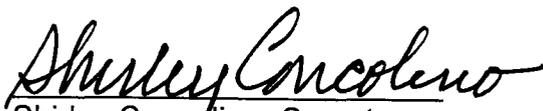
Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

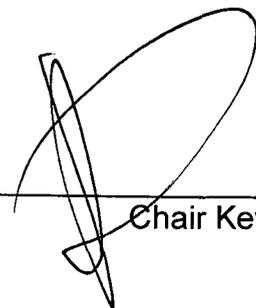
Noes: None.

Abstain: None.

Absent: None.

Attest:

  
Shirley Concolino, Secretary

  
Chair Kevin Johnson