

RESOLUTION NO. 2011-023

Adopted by the Redevelopment Agency
of the City of Sacramento

April 12, 2011

DEL PASO NUEVO PHASE VI: AUTHORIZATION TO EXECUTE A CONTRACT TO CONSTRUCT INFRASTRUCTURE AND PUBLIC IMPROVEMENTS

- A. 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").
- B. Del Paso Nuevo is an on-going Homeownership Zone, multi-phased project originally approved and awarded funding by the U.S. Department of Housing and Urban Development (HUD) in 1997. These Federal funds included a \$5,060,000 Economic Development Initiative (EDI) grant and a \$5,445,000 Section 108 loan. The agreements securing these funds require the Agency to acquire property, provide infrastructure improvements and increase home ownership within the targeted community.
- C. 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 market and promote homebuyer and rehabilitation programs while developing attractive new housing opportunities. This action is also consistent with the City's Strategic Plan goal to enhance and preserve the neighborhoods.
- D. This Phase VI will add approximately seventy two (72) new homes to the on-going Project providing a total of more than three hundred (300) new homes of which more than fifty percent will be sold to families who earn less than eighty percent of the area median income pursuant to the grant agreement and loan guarantee with HUD.
- E. The proposed actions are in furtherance of the Del Paso Nuevo Project, which was analyzed in accordance with the California Environmental Quality Act (CEQA) and for which a Mitigated Negative Declaration was previously approved on March 10, 1998. An Addendum to the Mitigated Negative Declaration was prepared for Del Paso Nuevo VI, which was adopted by the City Planning Commission on March 11, 2010. The actions herein are in furtherance of the previously approved project, and do not constitute a new project or substantive changes or modifications to the approved project. As required by CEQA Guidelines Section 15096(f), the Redevelopment Agency has considered the environmental effects of the proposed project as shown in the Mitigated Negative Declaration and Addendum. Per CEQA Guidelines Sections 15162 and 15163, no further environmental documentation is required.

- F. An Environmental Analysis was previously prepared for the Del Paso Nuevo Project, and a Finding of No Significant Impact was made pursuant to the National Environmental Policy Act (NEPA) for the Del Paso Nuevo Project. Because a significant amount of time has passed since this document was prepared, an updated Environmental Analysis is currently being prepared pursuant to NEPA Guidelines for the Del Paso Nuevo 6 project. The availability of federal funding for use in this phase of the project is contingent upon the U.S. Department of Housing and Urban Development's review of the completed Environmental Analysis for the project and consent to the Agency's Request for Release of Funds.

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

- Section 1. The foregoing recitals are determined to be true and correct and are hereby approved and adopted.
- Section 2. The Agency Budget is hereby amended to transfer the following to the Del Paso Nuevo Project:
- \$236,045 from 1999 Del Paso Heights Tax Exempt Bond Funds;
 - \$570,000 from 1999 Del Paso Heights Tax Exempt Capital Project Bond Funds;
 - \$792,254 from 2003 Del Paso Heights Tax Exempt Bond Funds;
 - \$972,439 from Del Paso Heights Low/Moderate Tax Increment Funds;
 - \$7,226 from Del Paso Heights Low/Moderate Tax Increment Funds
- Section 3. The Executive Director, or her designee, is authorized to take all actions necessary to bid and award the contract to, and to execute any and all related documents with, Western Engineering Contractors to provide construction of infrastructure and public improvements, pursuant to Health and Safety Code Section 33421, necessary for carrying out Del Paso Nuevo Phase VI according to the redevelopment project area plan, and to comply with the HUD agreements for the EDI grant and the Section 108 loan.
- Section 4. The Executive Director, or her designee, is authorized to consent to the recording of the Final Map of the Del Paso Nuevo Phase VI Subdivision (Subdivision No. P08-102) and to execute any related documents required to record the Subdivision Map.
- Section 5. The Agency is authorized to carry out all actions reasonably necessary, including without limitation, construction management, administration, maintenance, security, consultant services and predevelopment activities required to implement Del Paso Nuevo in a manner consistent with the redevelopment project area plan and to comply with the HUD agreements for the EDI grant and the Section 108 loan.

Adopted by the Redevelopment Agency of the City of Sacramento on April 12, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy and Mayor Johnson.

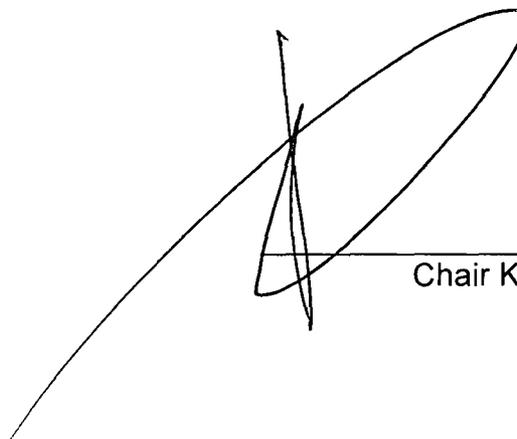
Noes: None.

Abstain: None.

Absent: None.

Attest:


Shirley Concolino, Secretary


Chair Kevin Johnson