



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 21, 1992



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City Council and
Redevelopment Agency of the City of Sacramento
Sacramento, California

Honorable Members in Session

SUBJECT: NORTHGATE ENTERPRISE ZONE EXPANSION

LOCATION

City of Sacramento, District 2

SUMMARY

This staff report requests City Council authorization to submit a revised boundary for the enterprise zone expansion in the Northgate zone. It also recommends supporting legislation that would change Sacramento's enterprise zones from "Waters" to "Nolan" zones, which we believe offer greater flexibility. Finally, it recommends allocating \$2 million in funding to "jump-start" redevelopment activities in North Sacramento.

STAFF RECOMMENDATION

Staff recommends approval of the attached resolution authorizing the Executive Director to submit a revised enterprise zone expansion boundary to the California Department of Commerce, to support certain revisions to enterprise zone legislation and to allocate \$500,000 in Home Funds and \$500,000 in Mortgage Credit Certificate (MCC) authority for eligible starter projects to facilitate redevelopment activities in North Sacramento. In a subsequent report, staff will request authority to apply for \$1 million of U.S. Department of Housing and Urban Development (HUD) Section 108 loan funds to assist additional eligible starter projects.

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BACKGROUND

Staff provided a background memorandum to the Council on March 26, 1992 (Attachment I) discussing the outcome of our recent submittal to the State for expansion of the enterprise zone boundaries and the circumstances surrounding the final expansion application and boundary maps. In response to this memorandum, Councilmember Ferris requested that staff report back to the Council to discuss any additional options that were available to the Council concerning readjusting the expansion boundaries. In response to Councilmember Ferris's request, staff met with members of the Department of Commerce who have indicated that the State would be willing to consider a Council request to re-amend the Northgate enterprise zone boundary. The request raises procedural and policy issues for the State, but they are willing to address these issues to accommodate the Council's decision on this staff report. The State is anxious to resolve the boundary issue because of recent interest from area banks in the enterprise zone. Banks can take a tax credit for loans made to properties in the zone.

Staff Analysis: Staff revisited the expansion project in an attempt to respond to Council's concerns. The options reviewed include:

1. Maintain the zone as submitted.
2. Include all 53 acres of the North Sacramento Special Planning District.
3. Include 25 acres of the Special Planning District that are currently functioning as commercial and industrial sites.

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Options two and three both require that land in the north area (Raley Avenue) be reduced to allow for inclusion of properties in the North Sacramento Special Planning District. The Raley Boulevard part of the zone represents the largest area of expansion in zone boundary.

Staff utilized the accepted criteria in reviewing all options:

1. All expansion areas had to be contiguous to existing zone properties.
2. The 15% expansion was per zone acreage. Jurisdictions with more than one zone were not allowed to combine total acreage to obtain more than 15% in one zone and less in another.
3. Priority would be given to commercial revitalization target areas, thus allowing the maximum reinvestment incentives for small property owners and small business owners.
4. Properties had to be in a position to develop within the life of the zone. Each zone has a life of 15 years. The Northgate zone will expire in 2001. The Florin/Perkins zone will expire in 2004. Staff tried to include areas that had appropriate zoning, infrastructure in place, current business activity, and be in an economic position to create jobs.
5. Property owners had to have conceptual plans to develop their property within the life of the zone.

Options

1. This option proposes maintaining the application for the Northgate zone as submitted and approved by the State, but supporting legislation currently making its way through the legislative process at the state (a map of the existing and expansion areas in the Northgate zone is included as Attachment II). Assembly Bill 3408 (Attachment III), as introduced, will allow jurisdictions the opportunity to become both Waters and Nolan zones at the same time. Should the legislation pass and the

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City choose the Nolan designation, small businesses in the zone could benefit immediately with employee tax incentives. The bill may also provide an opportunity to expand the zone by including high density unemployment areas (HDUA)¹ in the existing zones. This would allow Sacramento to expand its zones an additional 15% based on HDUA acreage; (whether this expansion would be allowed is subject to the State Department of Commerce's interpretation of the bill). Given the uncertainty of the legislative process, there are drawbacks to relying on the legislative option alone. Staff recommends supporting the legislation, regardless of the boundary option the Council adopts.

2. This option proposes inclusion of the entire 53 acres of the North Sacramento Special Planning District (SPD) (Attachment V). Staff does not recommend this option for the following reasons:
 - a. Twenty-eight acres of the area involve many lots that are of a non-conforming use. These properties, with residential homes on site, are not in a position to be developed for commercial or industrial uses. Twenty-five acres are essentially industrial in use and designated appropriately.
 - b. A study of the SPD is in its initial stages. A final plan will not be complete for another year.
 - c. To accommodate the addition of 53 acres in the SPD, the Council would need to remove 53 acres from the northern area of the zone (Raley's Boulevard area). We believe that much of the north area is prime for development and a good choice for zone designation.

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¹A map of Sacramento's high density unemployment areas is included as Attachment IV. The previous expansion was based on the industrial and commercial acreage in each zone and did not include the HDUA acreage. Inclusion of the HDUA acreage would allow for a further expansion of both zones.

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5. allow businesses in the North Sacramento area to take advantage of the incentives of the zone upon a review of their work force.

The acreage remaining in the North is contiguous and allows for a smooth transition and easy understanding of the zone boundary. Other options we looked at such as removal of properties on Main Avenue, Display Avenue and other properties in the Raley Boulevard area would have resulted in the zone boundary meandering in and around parcels. This could make it confusing for businesses to know if they are inside or outside the zone.

North Sacramento Redevelopment Area

As noted previously, we regret the confusion which has taken place stemming from our original mistake in designating the zone boundary expansion in North Sacramento. Rest assured, however, that our motive was clearly to assist North Sacramento. We wanted to extend the enterprise zone boundaries directly into North Sacramento in order to foster commercial development there. This was accomplished. The changes recommended here will further enhance that objective.

We also believe it is crucial to do much more in getting the redevelopment process started. Therefore, in order to "jump-start" redevelopment activities in the North Sacramento area and compliment the existing economic and housing activity currently in the area, staff is proposing an infusion of \$1.5 million in direct funding and \$500,000 in Mortgage Credit Certificate (MCC) funding. An infusion of non-tax increment funds into newly formed redevelopment areas is not uncommon. Staff proposes that funds be paid back to these active programs where possible so that they can be recycled for other activities in North Sacramento and other areas of the City. Specifically, the staff recommends that:

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- a. Five hundred thousand dollars in HOME funds be designated for North Sacramento. This is 22% of the City's 1992 \$2.2 million HOME allocation. These funds are intended to be available either through established agencies, owner rehabilitation and rental rehabilitation programs, or for "special" projects. The owner rehabilitation program provides zero to three percent interest loans to low-income borrowers. The rental rehabilitation program provides zero percent loans that require a dollar-for-dollar match by private funds. Staff will pro-actively market these programs in the North Sacramento redevelopment area. Staff will also seek to identify a boarded multi-family rental property for acquisition and rehabilitation or an infill site for affordable housing development. Depending on how the funds are actually used, this funding could assist one or two "special" housing projects, up to 30 owner rehabilitation loans, or up to 80 rental units.

Given that HOME funds must be under contract within 24 months of April 1992, we propose the funds be set aside for North Sacramento projects for 12 months. If the funds have not been allocated to a project by then, we recommend they then be available citywide.

- b. Five hundred thousand dollars of Mortgage Credit Certificate program authority be set aside for North Sacramento, which will fund approximately 25 homes for first time buyers, for both new construction and resale homes. Because of expiration dates on these funds, staff proposes that they be made available in North Sacramento for one year. Additionally, the Sacramento Home Loan Counseling Center will be requested to hold two home buyer workshops in a North Sacramento neighborhood facility in order to market the MCC's.
- c. One million dollars be applied for from HUD Section 108 funds for projects that meet the program's eligibility requirements. Under the Section 108 program, the City borrows against future Community Development Block Grant (CDBG) funds. As a policy, the City has designated a maximum amount of annual CDBG for Section 108 debt service. Because the payback

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requirements of several previous Section 108 loans are decreasing, the City can borrow additional Section 108 funds. Staff further recommends working with the North Sacramento Project Area Committee (PAC) to identify several new projects that are compatible with Section 108 funding requirements. If desired by the PAC, some of this funding could be used for additional Agency staff to help in loan development and processing in this area.

Staff will report back on the PAC's recommended project list. Staff will consider repayment of the Section 108 loans be made from tax increment funds or revenues from projects benefitting from the Section 108 funds. Upon repayment, new Section 108 loan monies may be reissued for other city projects. Authority to apply for and allocate these Section 108 funds will be requested in a subsequent staff report.

- d. Additionally, staff recommends reviving the citizen advisory committees (CACs) for the enterprise zones. The CACs will review enterprise zone activities and assist in the marketing of the zone. The Council and Board of Supervisors will be asked to review the selection process and responsibilities prior to their re-establishment.
- e. Finally, staff is committed to funding a full land use analysis of the area around all five light rail stations in the North Sacramento Redevelopment Area along with the appropriate environmental review of any recommended changes. This will be presented in a separate report.

FINANCIAL CONSIDERATIONS

The financial impacts are outlined in the body of the text.

POLICY CONSIDERATIONS

The action proposed in this report is consistent with previously approved policy and shall supersede any prior zone expansion or local incentive policy.

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ENVIRONMENTAL REVIEW

The proposed action would have no environmental effects beyond those analyzed in the program Environmental Impact Report (EIR) of September 1988, and the action is consistent with the Enterprise Zone Program approved earlier. No further CEQA compliance is required. Because this project is not federally funded, NEPA is not required.

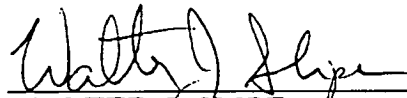
MINORITY/WOMEN'S BUSINESS ENTERPRISE (M/WBE)

M/WBE considerations are not required with this activity. All contracts were made originally with the request for proposals process, in compliance with Agency M/WBE policy.

Respectfully submitted by,


JOHN E. MOLLOY
Executive Director

Transmittal approved by:


WALTER J. SLIPE
City Manager

For Council Meeting of:

April 21, 1992

Contact Person: Bina Lefkovitz, Director, Community Development - 440-1357
Glenn J. Valenzuela, Program Manager, Economic
Development - 264-1510

staffrpr\ezbina

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

REVISION OF NORTHGATE/NORWOOD ENTERPRISE ZONE BOUNDARY; ALLOCATION OF FUNDS TO PROPOSED NORTH SACRAMENTO REDEVELOPMENT AREA

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SACRAMENTO:

Section 1: The City Manager is authorized (through the City's Agent, the Sacramento Housing and Redevelopment Agency) to submit a revised proposal to the State Department of Commerce, requesting that the existing boundary of the Northgate-Norwood Enterprise Zone Incentive Area be revised as described in Attachment A, pursuant to State regulations sections 5618, 5619, and 5620.

MAYOR

ATTEST:

CITY CLERK

U:\SHARE\RESO\EZBINA

FOR CITY CLERK USE ONLY

(10)

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 92-024

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____



**REVISION OF NORTHGATE/NORWOOD ENTERPRISE ZONE BOUNDARY;
ALLOCATION OF FUNDS TO PROPOSED
NORTH SACRAMENTO REDEVELOPMENT AREA**

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

Section 1: The Executive Director is authorized to allocate \$500,000 in HOME funds, \$500,000 in Mortgage Credit certificates for a period of one year to the proposed North Sacramento Redevelopment Area, subject to program requirements.

CHAIR

ATTEST:

SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



DATE: March 26, 1992

TO: Members, Sacramento City Council and Board of Supervisors

FROM: John E. Molloy, Executive Director

SUBJECT: ENTERPRISE ZONE BOUNDARY EXPANSIONS

The purpose of this letter is to inform you about the outcome of our submittal to the State of California for expansion of our Enterprise Zone boundaries. On December 3, 1991, Agency staff presented a request to the Council seeking authorization to expand the City/County state enterprise zone incentive areas by 15%, the maximum allowed under current state law. The Council and Board concurred with the request which was ultimately approved by the Department of Commerce in February of 1992. The approved set of Enterprise Zone maps is attached.

During the course of the submittal process, however, we had to make several modifications in the proposed boundaries which have subsequently triggered a complaint. We would, therefore, like to take this opportunity to explain why we took the actions we did take and relay some additional information which bears on our reasoning in this matter.

EXISTING ZONES

The City and County of Sacramento currently have two state enterprise zones, the Northgate zone and the Florin/Perkins zone. The Agency has taken an aggressive stance in seeking and obtaining Enterprise Zone designations for Sacramento. Both of our zones were initially approved as "Waters" (as opposed to Nolan) type zones. The Waters zone requires businesses locating in the zone to hire at least 50% of their employees from the targeted High Density Unemployment Areas (HDUA). (Businesses can be certified if they hire 30% from HDUA and pay into a state fund.) The Agency along with the Employment Development Department and the Sacramento Employment Training Agency have entered into a memorandum of understanding to assist businesses in reaching their employment goals. The most recent success story from this tri-party partnership has been the relocation of Flexpac from Redwood City to the Florin/Perkins zone. Flexpac has hired their personnel utilizing the partnership placement employee system.

The state currently has twenty-nine enterprise zones certified. We are proud to note that the Sacramento zones represent two of the earliest zone designations. The current development of economic development priorities of jurisdictions within the state has placed our zones in a position to compete for businesses wishing to locate or expand in the Sacramento area.

EXPANSION CRITERIA

The state recently allowed for a 15% expansion of its zones. Though there was no state requirement to hold public meetings regarding the expansion boundaries, staff held two public meetings and numerous meetings with individuals and developers concerning the City/County expansion plans. The criteria as developed by the state and existing City and County policy for inclusion in the zone was as follows:

1. All expansion areas had to be contiguous to existing zone properties.
2. The 15% expansion was per zone acreage. Jurisdictions with more than one zone were not allowed to combine total acreage to obtain more than 15% in one zone and less in another.
3. Priority would be given to commercial revitalization target areas, thus allowing the maximum reinvestment incentives for small property owners and small business owners.
4. Properties had to be in a position to develop within the life of the zone. Each zone has a life of fifteen years. The Northgate zone will expire in 2001. The Florin/Perkins zone will expire in 2004. This included current zoning, infrastructure in place, current business activity, and being in an economic position to create jobs.
5. An interest by property owners with conceptual plans to develop within the life of the zone.

Staff reviewed all criteria prior to the development of maps and inclusion of areas.

ISSUE

Staff, during the finalization of the expansion maps for submittal to the state, discovered an error in the total acreage of the Northgate zone. Staff has been operating with the understanding that the Northgate zone was comprised of 1645 acres of land. As the

We attempted to exercise fairness and our best judgement in interpreting your adopted criteria in this matter and kept in those areas which had the best potential for job generation and qualification for tax credits under the Waters criteria.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY COMMITMENT TO NORTH SACRAMENTO

We regret that some acreage originally included in the North Sacramento boundary expansion had to be cut. You may be assured, however, that we will make every attempt to rectify the situation. Sacramento Housing and Redevelopment Agency (SHRA) continues to support the community of North Sacramento and will continue to offer as many revitalization and economic tools as possible. A review of past and current involvement indicates the following:

Total amount of private and public funds leveraged in the commercial revitalization program since 1985 is \$2,234,471.

Del Paso Boulevard ranks first in the city in the amount of storefronts completed with 59. There are 29 applications currently being reviewed by staff.

SHRA has contracted with a commercial revitalization coordinator to assist in the development and economic growth of the area. The consultant is contracted at \$40,000 which represents the largest such contract under CDBG funding.

Thirty-two percent of the expansion project in the Northgate zone is represented by properties within the boundaries of Del Paso Boulevard and Marysville Boulevard.

The Agency purchased 58 Arden Way (1.185 acres) in 1990 for the purpose of developing an artist live/work complex. Requests for qualifications will be released in spring 1992.

The Agency recommended and the Council approved the North Sacramento Redevelopment area in 1991.

The Agency budgeted \$ 50,000 to assist in the development of two Special District Area planning studies.

The Agency budgeted \$156,335 from tax increment funds for the Mutual Housing Development project located at Norwood and Ford.

Additionally we have undertaken the following projects and programs in the larger North Sacramento area which support the overall development program there.

East Del Paso Heights accomplishments 1979 - 1990:

1.	East Del Paso Heights street improvements	\$	726,109
2.	East Del Paso Heights street design		50,000
3.	Castori School tot lot		77,106
4.	Infrastructure improvements		376,413
5.	Parker Home design infrastructure		50,000
6.	Parker Home design		400,000
7.	East Del Paso Heights drain study		17,062
8.	Winters Street Light Rail Park/Ride		175,000
9.	East Del Paso Street improvements - 1985		175,000
10.	East Del Paso Street improvements - 1984		50,000
11.	East Del Paso Street improvements - 1984		500,000
12.	East Del Paso Heights a/d		60,000
13.	McClellan tot lot		52,814
14.	East Del Paso Heights a/d		214,756
15.	East Del Paso Heights a/d		463,675
16.	East Del Paso Heights a/d		60,000
17.	East Del Paso Heights a/d		60,000
18.	East Del Paso Heights a/d		815,765
19.	East Del Paso Heights 4a		350,000
20.	East Del Paso Heights 4b		275,000
21.	East Del Paso Heights 6a		50,000
22.	East Del Paso Heights 4c		200,000
23.	South Parker Home Street lighting		<u>175,000</u>
TOTAL		\$	5,373,700

Gardenland/Norlto Accomplishments - 1977 - 1990:

1.	Rivergarden public improvement design	\$	30,000
2.	Rivergarden public improvements		429,277
3.	Gardenland a/d 5		40,507

4.	Gardenland tot lot	16,734
5.	Traffic signal	52,372
6.	Stanford Settlement remodeling	158,200
7.	Gardenland Park improvement	2,164
8.	Street improvements design	10,000
9.	Street improvements construction	525,000
10.	Stanford Settlement office design	10,000
11.	Stanford Settlement office construction	102,627
12.	Stanford Settlement parking lot	6,495
13.	Bowman Park security improvements	74,000
14.	Northgate fence	23,438
15.	Levee barriers	69,565
16.	Noralto Street improvements design	42,800
17.	Stanford Settlement miscellaneous improvements	65,766
18.	Johnston Park Building rehabilitation	97,200
19.	Bus shelters	15,000
20.	Noralto Street improvements	300,000
21.	Johnston Park pool building	<u>276,800</u>
TOTAL		\$ 2,347,945

Del Paso Heights Accomplishments

1.	Woodhaven senior residences	\$ 500,000
2.	In fill self-help housing	115,000
3.	Street improvement projects 1990	2,138,626
4.	Bike trail beautification	100,000
5.	Norwood Avenue design	55,000
6.	Tree planting	2,500
7.	Rio Linda Housing Development	340,000
8.	Planned residential development (Ford Road)	926,000
9.	Reaching new heights	95,000
10.	Shopping center development	936,000
11.	Commercial loans	37,000
12.	Altos Avenue improvements	273,240
13.	Good Neighbors child care center	426,000

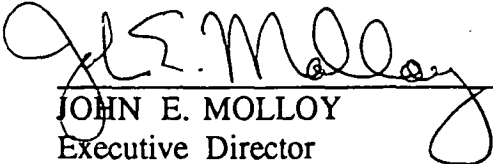
14.	Silver Eagle Rock extension	500,000
15.	Park improvements	100,000
16.	Family Housing demonstration project	250,000
17.	Workreation	<u>16,500</u>
	TOTAL	\$ 6,810,866

FUTURE CONSIDERATIONS

Staff has had numerous discussions with Sam Parades and Ann Blankenship from the Department of Commerce concerning pending legislation. A bill has been introduced with the support of the Department of Commerce, California Enterprise Zone Association, and numerous elected officials which will allow jurisdictions to change from Waters zones to Nolan zones. Staff supports this legislation as it will mean immediate certification for all businesses wishing to utilize the benefits of the incentive areas. In addition, jurisdictions will be allowed to expand their zones again. The Department of Commerce staff has indicated that it is their belief that this legislation should pass during the coming months.

Staff will prioritize, for Council and Board consideration, special planning districts and HDUA areas as potential expansion areas upon legislative approval. In the meantime, we will continue to monitor the legislation.

Very truly yours,

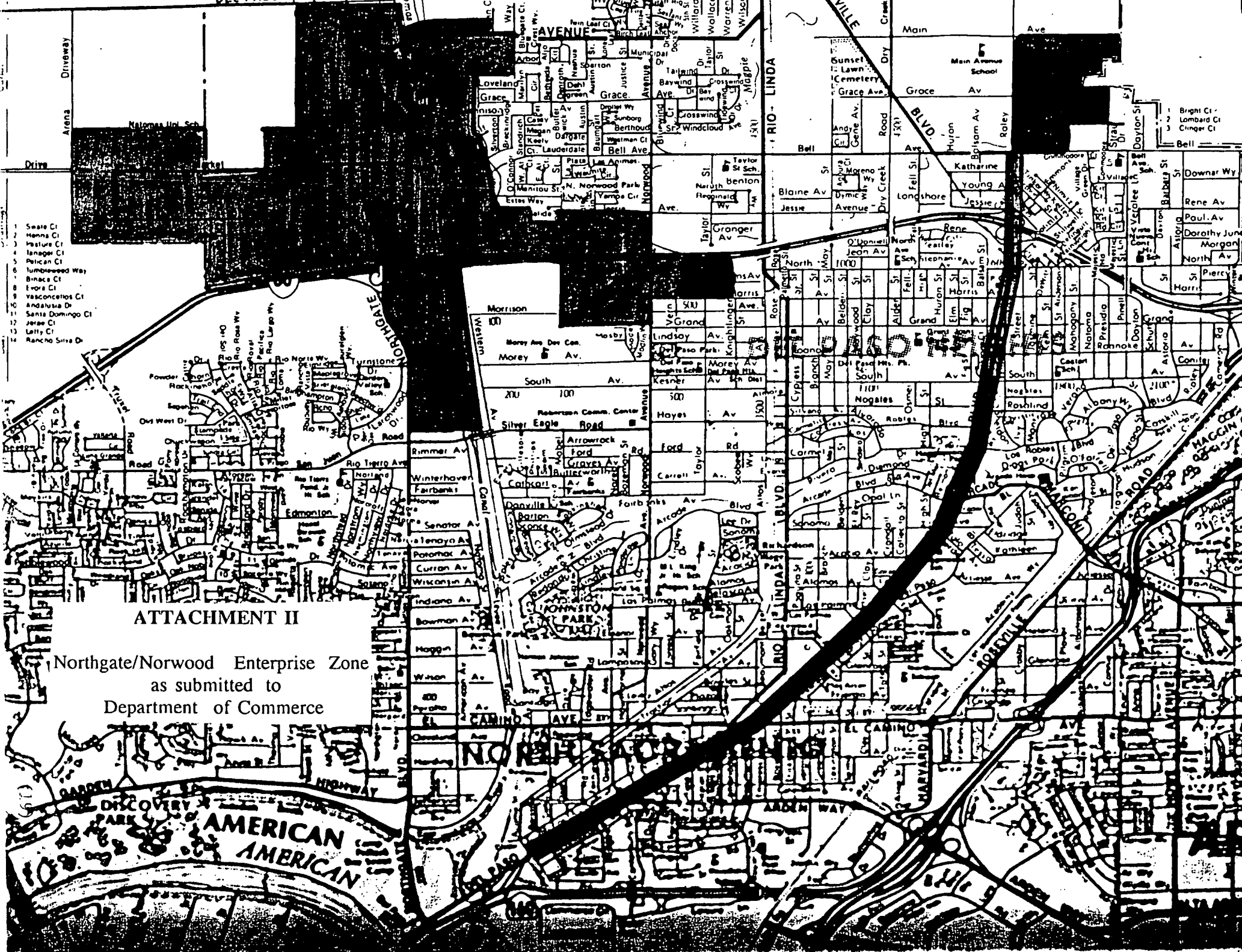


JOHN E. MOLLOY
Executive Director

JEM/GJV/bh

cc: City Manager
County Executive
Bob Slobe

ns respon



- 1 Seale Ct
- 2 Henna Ct
- 3 Pasture Ct
- 4 Tanager Ct
- 5 Pelican Ct
- 6 Lumbered Way
- 7 Binaca Ct
- 8 Evara Ct
- 9 Vasconcelos Ct
- 10 Andalusia Dr
- 11 Santa Domingo Ct
- 12 Jesse Ct
- 13 Lally Ct
- 14 Rancho Silva Dr

ATTACHMENT II

Northgate/Norwood Enterprise Zone
as submitted to
Department of Commerce

DISCOVERY PARK
AMERICAN
AMERICAN

ASSEMBLY BILL

No. 3408

(20)

**Introduced by Assembly Members Nolan, Andal, Baker,
Chandler, Clute, Conroy, Costa, Eaves, Ferguson, Filante,
Horcher, Hunter, Mays, and Wyman**
(Coauthors: Senators Hill, Leslie, Lewis, and Royce)

February 21, 1992

An act to repeal Section 7077 of the Government Code, and to amend Sections 17276.3 and 24416.3 of the Revenue and Taxation Code, relating to economic development.

LEGISLATIVE COUNSEL'S DIGEST

AB 3408, as introduced, Nolan. Economic development.

(1) The existing Enterprise Zone Act provides for the designation of geographical areas as enterprise zones based on specified findings that the areas are depressed and in need of private sector investment. Existing law authorizes the establishment of nonprofit neighborhood enterprise association corporations within the zones to provide technical and financial assistance to private sector investors within the zones, requires the lease of specified state and local government land to these corporations, and provides various income tax incentives for certain taxpayers who do business in the zones.

The existing Employment and Economic Incentive Act provides for a demonstration program for the economic development of certain distressed communities within the state by their designation as targeted economic development areas and neighborhood economic development areas. Existing law provides tax incentives, special assistance, startup capital, and other incentives for private investment and employment in these program areas. Existing law prohibits an area from being designated as both an enterprise

zone under the Enterprise Zone Act and a program area under the Employment and Economic Incentive Act.

This bill would repeal this prohibition, thereby permitting an area to receive both designations.

(2) The existing Personal Income Tax Law and the Bank and Corporation Tax Law prohibit any net operating loss deduction for taxable and income years beginning in the 1991 and 1992 calendar years.

This bill would permit a deduction for net operating losses, as specified, for those income and taxable years beginning in the 1991 and 1992 calendar years, for any taxpayer engaged in the conduct of a qualified business within a program area designated under the Employment and Economic Incentive Act or a trade or business within an enterprise zone designated under the Enterprise Zone Act.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 7077 of the Government Code is
2 repealed.

3 ~~7077. An area may only be designated either as an~~
4 ~~enterprise zone under this chapter or as a program area~~
5 ~~under Chapter 12.9 (commencing with Section 7080).~~

6 SEC. 2. Section 17276.3 of the Revenue and Taxation
7 Code is amended to read:

8 17276.3. (a) Notwithstanding ~~Sections~~ Section
9 17276 ; ~~17276.1, and 17276.2,~~ of this code and Section 172
10 of the Internal Revenue Code, no net operating loss
11 deduction shall be allowed for all taxable years beginning
12 in the 1991 and 1992 calendar years.

13 (b) For any carryover of a net operating loss for which
14 a deduction is denied by subdivision (a), the carryover
15 period under Section 172 of the Internal Revenue Code
16 shall be extended as follows:

17 (1) By one year, for losses sustained in taxable years
18 beginning in 1991.

19 (2) By two years, for losses sustained in taxable years
20 beginning prior to January 1, 1991.

1 (c) Notwithstanding any other provision of th
2 section, a deduction shall be allowed to a "qualifi
3 taxpayer" as provided in Sections 17276.1 and 17276.2 f
4 taxable years beginning in the 1991 and 1992 calend
5 years.

6 SEC. 3. Section 24416.3 of the Revenue and Taxatio
7 Code is amended to read:

8 24416.3. (a) Notwithstanding ~~Sections~~ Section
9 24416 ; ~~24416.1, and 24416.2,~~ of this code and Section 17
10 of the Internal Revenue Code, no net operating los
11 deduction shall be allowed for all income years beginnin
12 in the 1991 and 1992 calendar years.

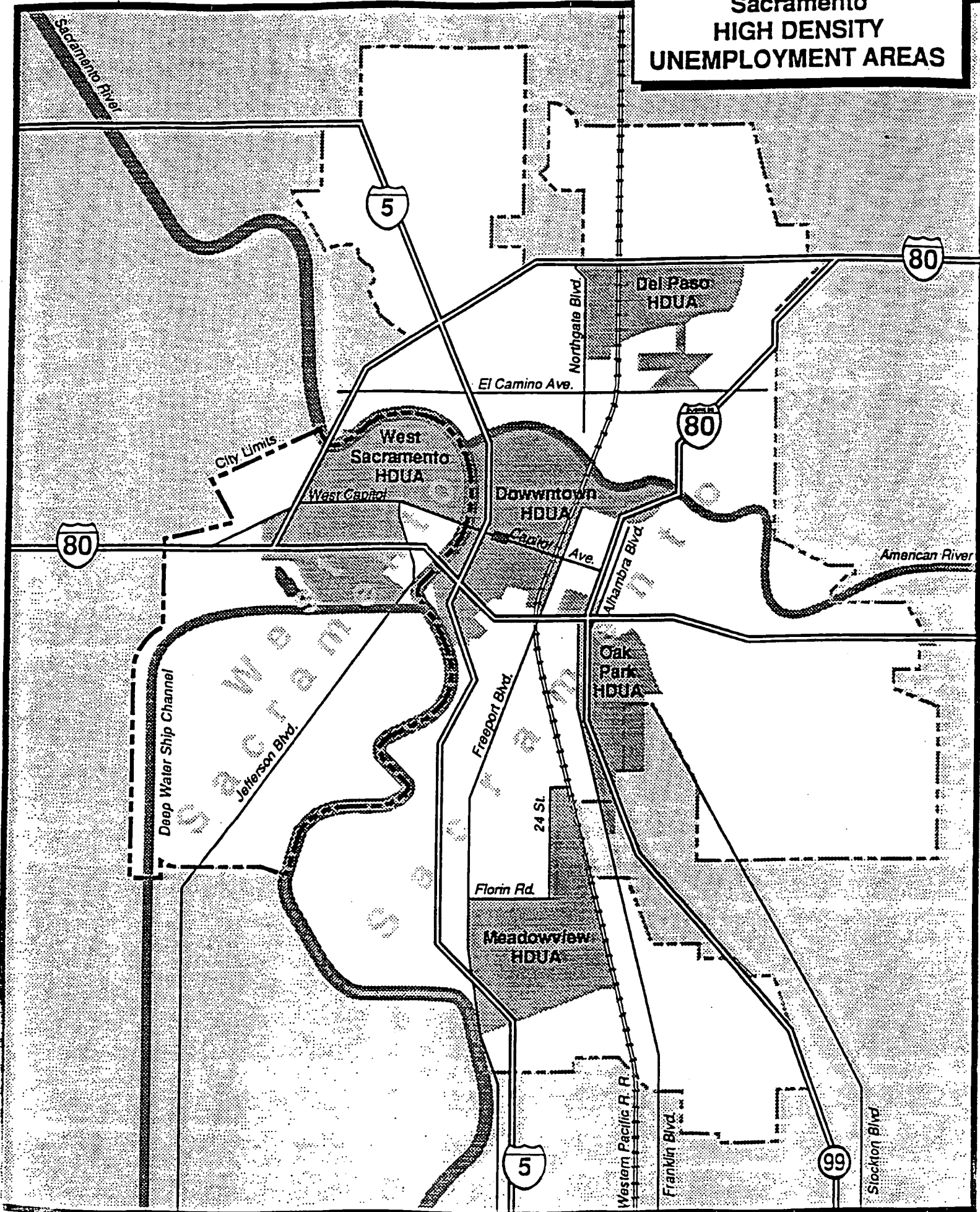
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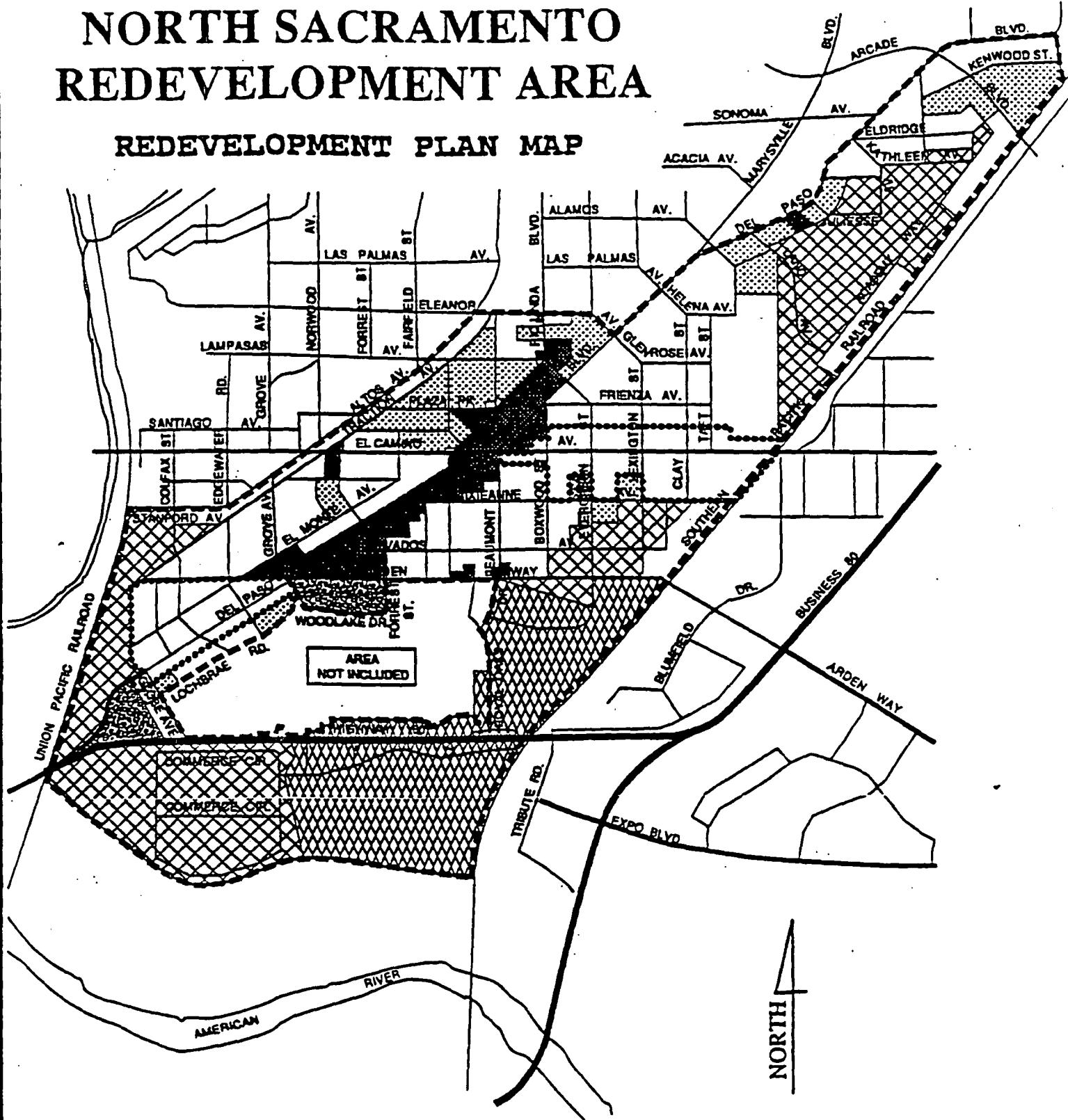
21 (c) Notwithstanding any other provision of this
22 section, a deduction shall be allowed to a "qualified
23 taxpayer" as provided in Sections 24416.1 and 24416.2 fo
24 income years beginning in the 1991 and 1992 calend
25 years.








**West Sacramento
Sacramento
HIGH DENSITY
UNEMPLOYMENT AREAS**

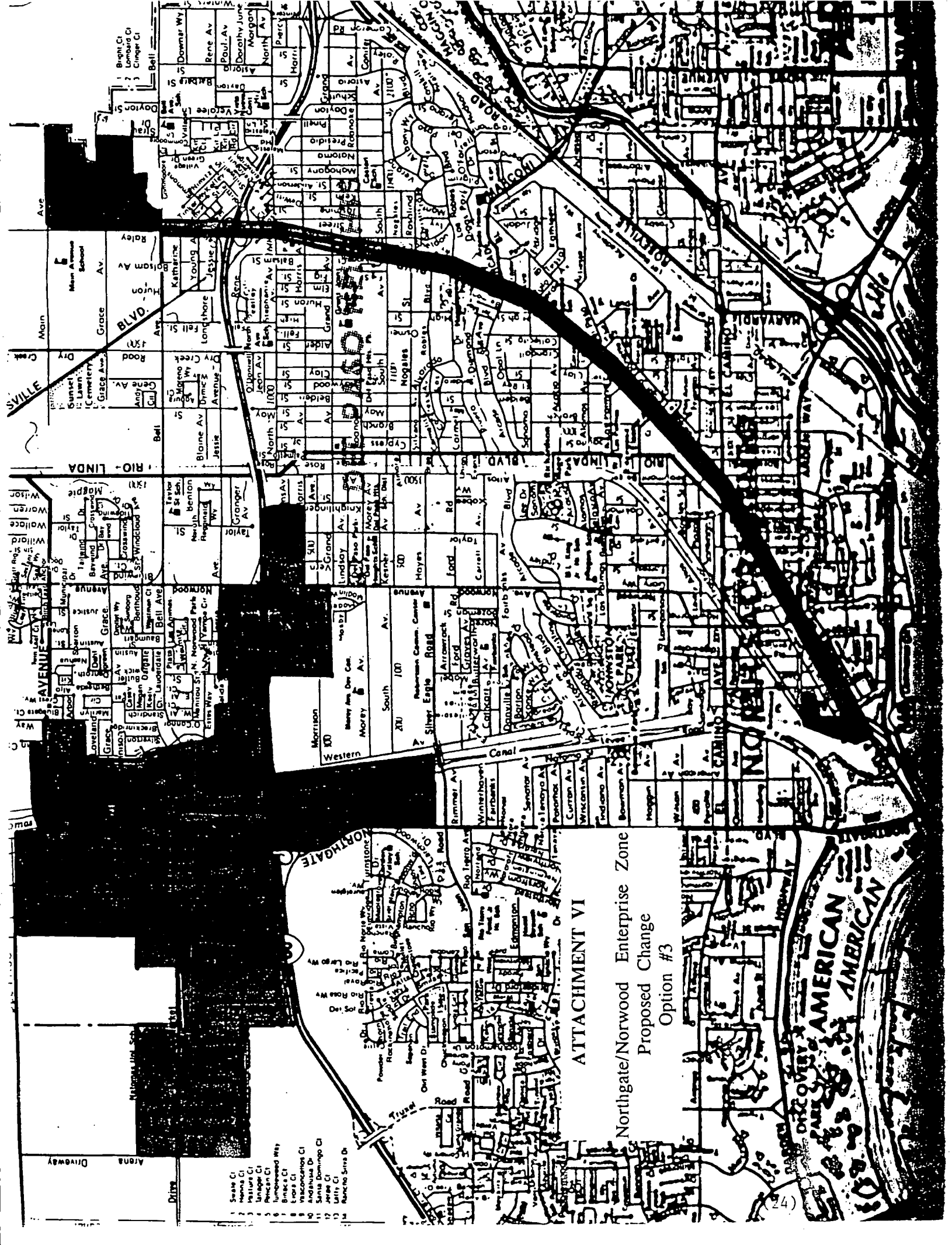


NORTH SACRAMENTO REDEVELOPMENT AREA

REDEVELOPMENT PLAN MAP



- | | | | |
|---|---------------------------|--|---------------------------|
|  | Residential (4-15 du/na) |  | Industrial |
|  | Residential (11-29 du/na) |  | Special Planning Area |
|  | Retail-General Commercial |  | Parks-Parkways-Open Space |
|  | Labor Intensive | | |

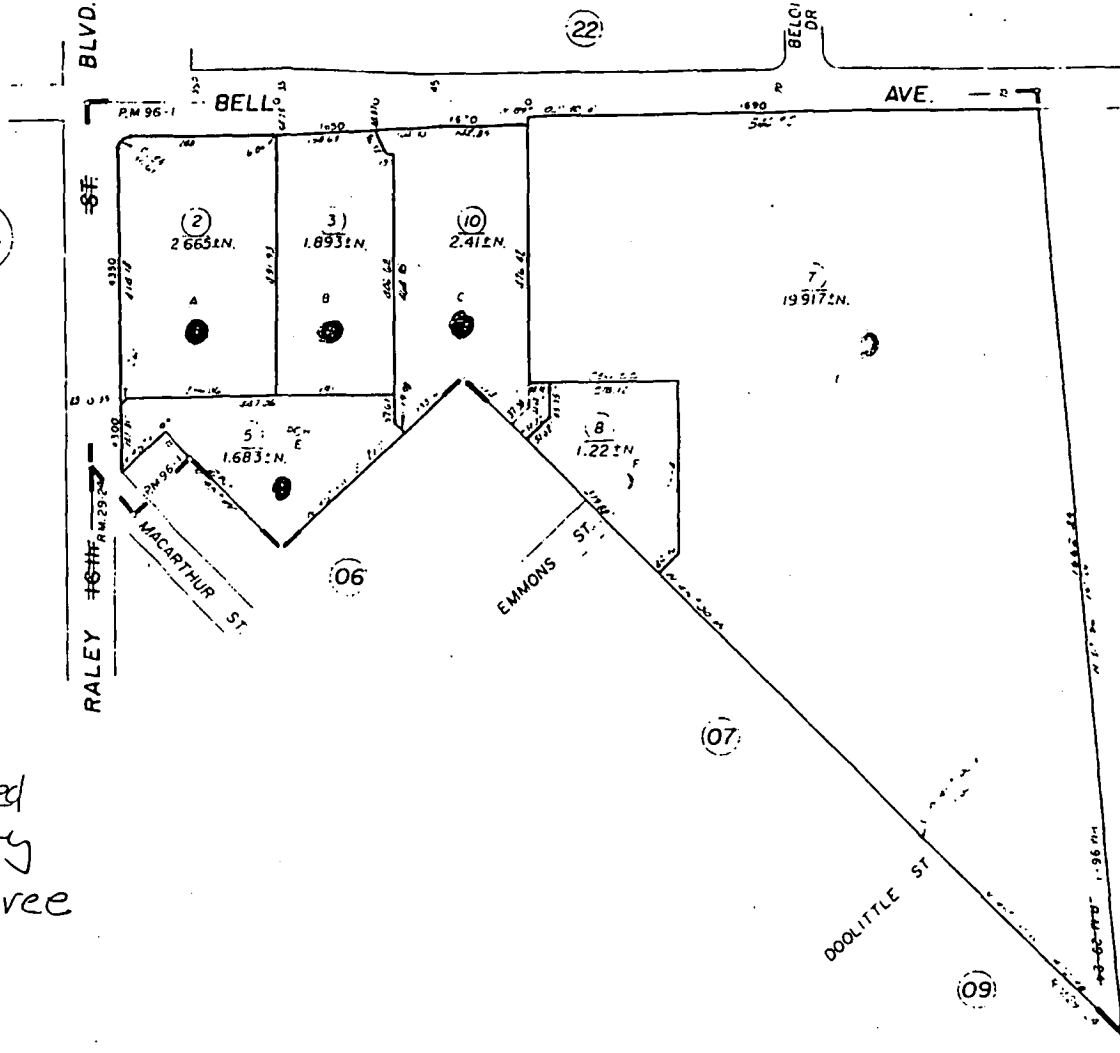


- 1 Searle Ct
- 2 Hanna Ct
- 3 Hartley Ct
- 4 Linage Ct
- 5 Arcan Ct
- 6 Turnwood Way
- 7 Brice Ct
- 8 Vancosky Ct
- 9 Andrus Dr
- 10 Santa Domingo Ct
- 11 Arce Ct
- 12 Santa Clara Dr

ATTACHMENT VI
 Northgate/Norwood Enterprise Zone
 Proposed Change
 Option #3

AMERICAN
AMERICAN

Bk. 237



- Developed
- Undeveloped
No Activity
- Option Three
Delete

Sacramento Security Park, P.M. Bk. 96, Pg. 1 (9-0-86)
 Parker Homes Terrace, R.M. Bk. 29, Pg. 24

NOTE—Assessor's Black Numbers Shown in Ellipses.

CITY OF SACRAMENTO
 Assessor's Map Bk. 238-Pg. 05
 County of Sacramento, Calif.

BLVD.

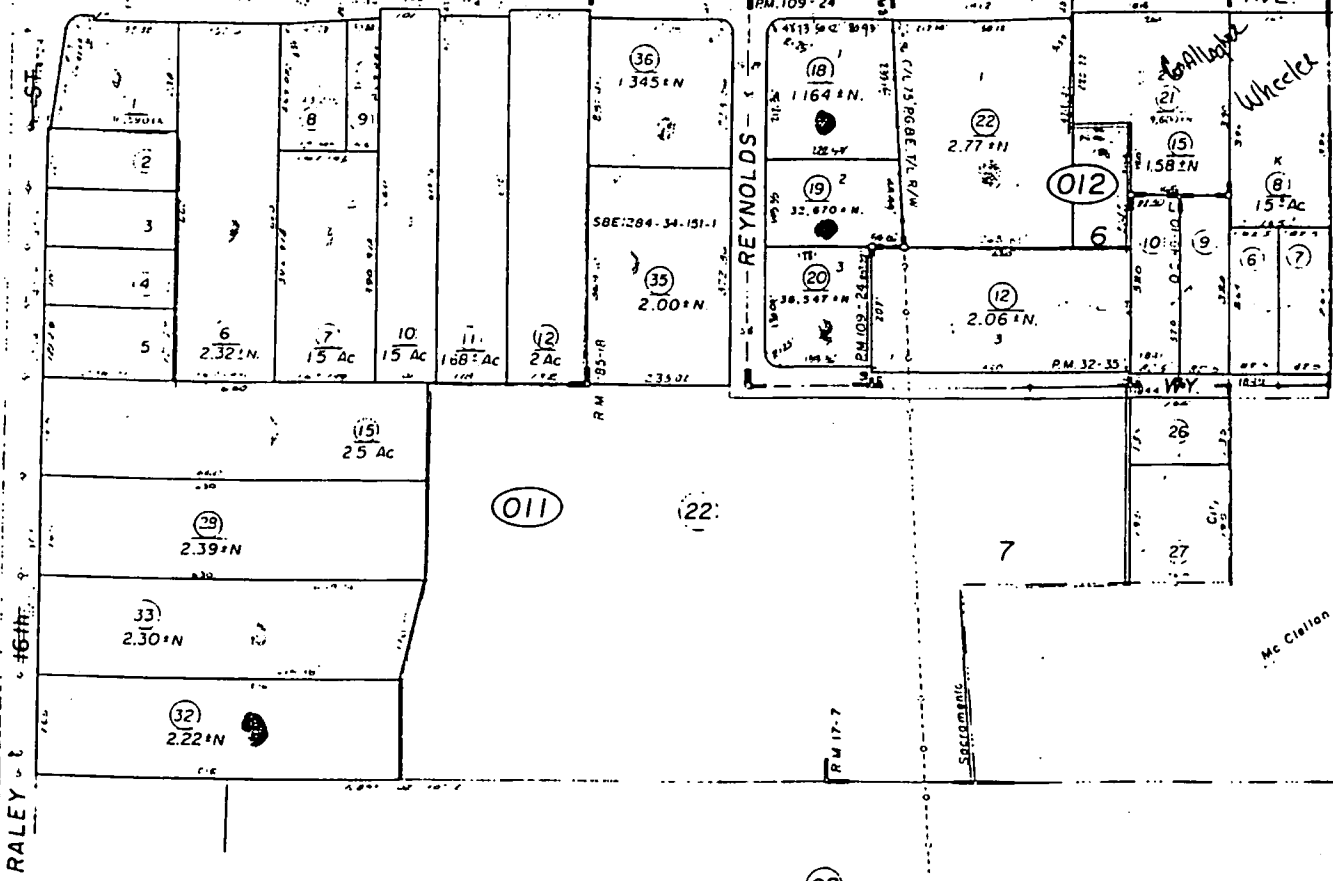
Bk. 215

200

MAIN

AVE.

Bk. 237



● Developed
 ○ Undeveloped
 ○ No Activity
 ○ Option Three
 ○ Delete
 ○ Residential
 ○ Undeveloped
 ○ Broker
 ○ Active

O.S. Bk. 49, Pg. 1017-10-91
 Por. 1-80 Industrial Park R.M. Bk. 185, Pg. 18 (8-17-88)
 O.S. Blocks 5&6, Chamberlain Acres, O.S. Bk. 8, Pg. 17
 Chamberlain Acres, R.M. Bk. 17, Pg. 7

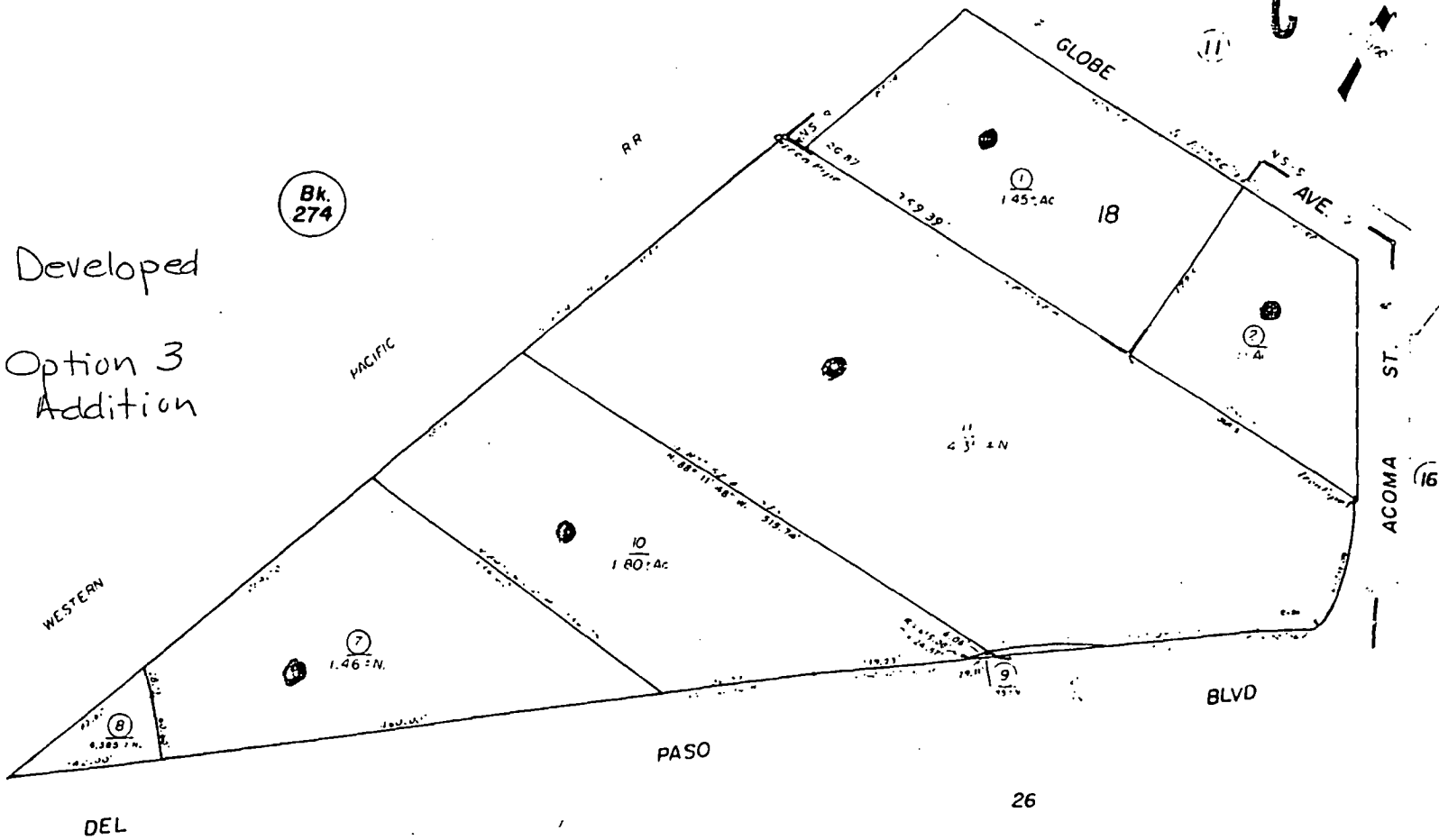
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

CITY OF SACRAMENTO
 Assessor's Map Bk.238-Pg.01
 County of Sacramento, Calif.



● Developed
 Option 3
 Addition

Bk.
 274

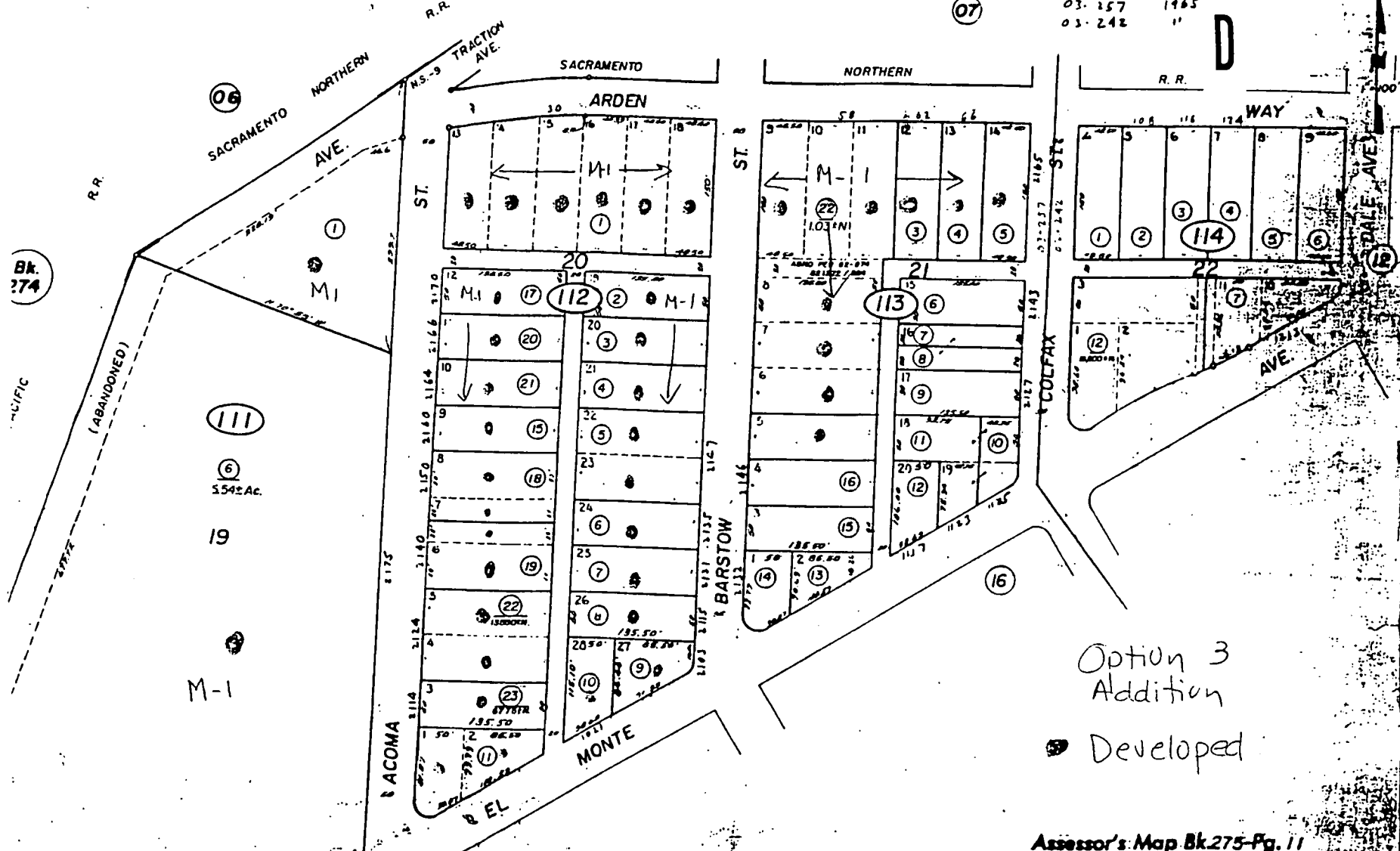


27
 North Sacramento Sub. No.9, R.M. Bk.15, Pg.2

FOTIOM
 LAND RD

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO
 Assessor's Map Bk.275-Pg. 20
 County of Sacramento, Calif.



Bk. 274

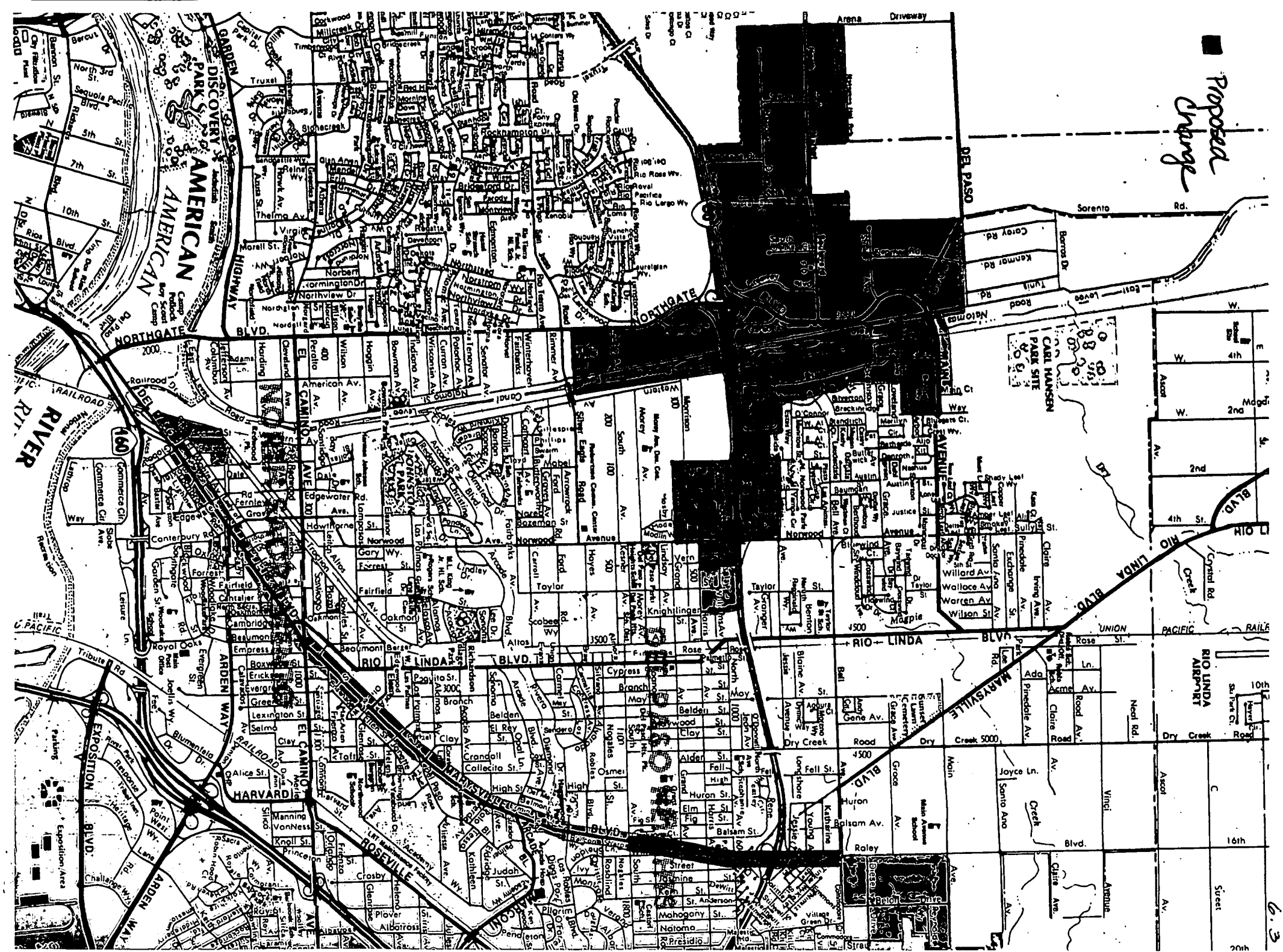
03-257 1965
03-242 "

Option 3
Addition
Developed

North Sacramento Sub. No. 9, R.M. BK 15, Pg. 2
NOTE - Assessor's Block Numbers Shown in Ellipse.

Assessor's Map Bk. 275 - Pg. 11
County of Sacramento, Calif.

Proposed change

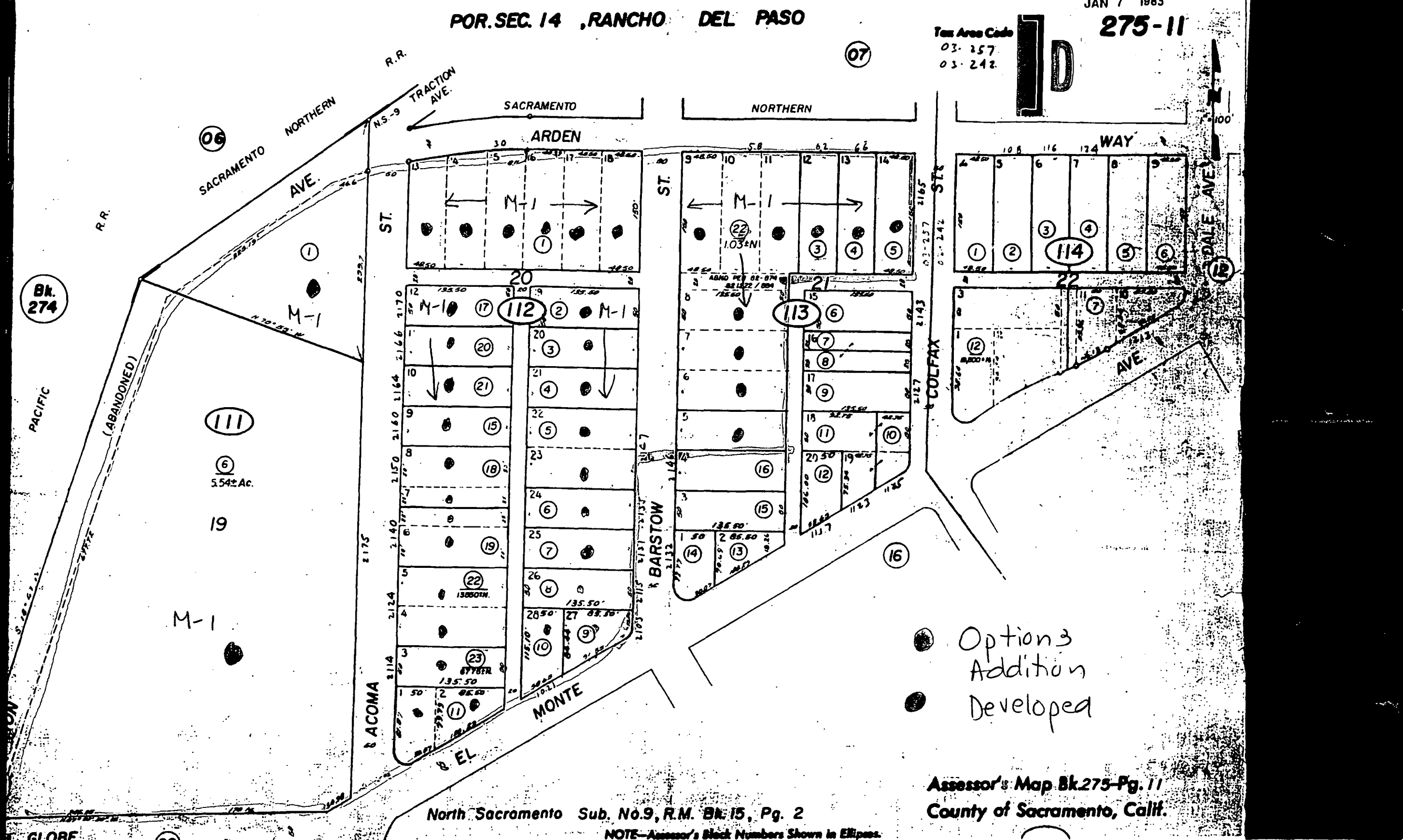


POR. SEC. 14 , RANCHO DEL PASO

JAN 7 1983

275-11

Tax Area Code
03-257
03-242



Bk. 274

111

6
5.54± Ac.

19

M-1

Option 3
Addition
Developed

