

**RESOLUTION NO. 2001-058**

**ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

ON DATE OF

NOV 20 2001

**ADOPTION OF REDEVELOPMENT POLICY GUIDELINES**

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

Section 1. The attached redevelopment policy guidelines are hereby approved.

Heather Fargo  
CHAIR

ATTEST:

Salvia A. Burrows  
SECRETARY

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 2001-058 (17)  
DATE ADOPTED: NOV 20 2001

## REDEVELOPMENT POLICY GUIDELINES

1. The area's revitalization furthers policy objectives and goals outlined in the City's Strategic Plan, Economic Development Strategy, Smart Growth Policy, and Infill Strategy.
2. Public sector intervention is necessary to address disinvestment in an area. It is not reasonable to anticipate that significant reinvestment in the area will occur as a result of the private sector acting alone.
3. Redevelopment is the necessary tool to spur reinvestment. This requires an understanding of the root causes of disinvestment and a determination that other tools alone cannot successfully turn the area around.
4. The area's primary needs are physical in nature - deterioration of buildings and infrastructure, irregular parcelization, and structural obsolescence.
5. The area's characteristics and proposed projects must meet all of the requirements in California Redevelopment Law (substantial conditions of blight, predominately urbanized, undeveloped parcels in the area must constitute a limited percentage of the whole).
6. There is a clearly articulated revitalization objective for the area and the area boundaries are limited to include only those areas critical to the realization of the defined objective.
7. Other financial resources can be committed to the area to stimulate activity in the early years following designation. (Recent examples include EDA funding for Mather; City Public Works funds for North Sacramento; CDBG funds for commercial rehabilitation on commercial corridors).
8. To assure resource flexibility, it is preferred that the area meet the blight tests established under the Community Development Block Grant program. This would allow the use of CDBG in the area during the early years following designation while the level of tax increment is low. If the area does not meet the CDBG test, redevelopment may be constrained by lack of financial resources.
9. Projected tax increment generation from the area must be adequate to support a successful redevelopment program. This will likely be accomplished by a high percentage of the area being commercially zoned, because those areas have the potential to generate more property tax than residential uses.
10. Projections for tax increment generation are sufficient to cover redevelopment project expenses and administrative costs within five years of formation of the redevelopment area.
11. A review of how an area's designation will impact the City's General Fund will be considered during the initial study phase for a new area.

(18)

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 2001-058

DATE ADOPTED: NOV 20 2001