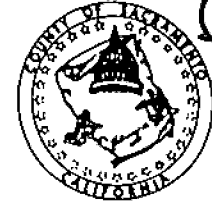




**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



Agency Rpt
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January 18, 1984
APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
FEB 29 1984

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session: **MAR 6 1984**

SUBJECT: Disposition of Agency Property in Del Paso Heights -
Status Report AP 250-092-01-12 and 14; address at
Rio Linda and Grand Avenue

SUMMARY

This report describes the sale of property located at Grand Avenue and Rio Linda boulevard in the Del Paso Heights Redevelopment Project Area and requests Agency authorization to request proposals for development.

BACKGROUND

In 1973, the Agency assembled 2.6 acres of commercial land in Del Paso Heights on the south east corner of Grand and Rio Linda Boulevard with \$32,550 of Neighborhood Development Project (NDP) funds. At that time, the staff and community planned to market the land for reuse as a shopping center. For the last 10 years, the Agency has advertised to sell the site for commercial use. During this time, the Agency received a proposal for development of a cooperative shopping center in Del Paso Heights Project Area. However, the proposals did not materialize due to a lack of financing and followthrough by proposing developers. Recently, the Agency has received interest from two residential developers regarding development for the site. One developer proposes the development of multi-family rental housing and the other, a senior citizen housing project.

The draft revitalization study conducted by the Agency's consultant for the Del Paso Heights Redevelopment Plan update suggests that the commercial use of this property can be justified in the long run. The market study prepared by the consultant points out that there is marginal need for commercial uses in Del Paso Heights at this time due to insufficient population and economic base. Furthermore, there are other sites for retail commercial development preferred over the proposed site. However, there is currently a greater potential and opportunity for providing affordable market rate housing. Therefore, staff recommends a development proposal that would increase supply of housing and expand an economic base of the community and at later date, expand commercial development in the Project Area.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Redevelopment Agency of the
City of Sacramento
January 23, 1984
Page two

The development of multi-family project instead of commercial development will reduce the available commercially zoned sites in the vicinity by three acres. However, it may increase the feasibility and potential of nearby commercial development sites which seems non-existent at the present time.

The subject property will be advertised for either mixed use, i.e. commercial and residential, or residential. The responsibility to acquire necessary planning entitlements for the site will rest with the prospective developer to accommodate the site development as proposed and approved. The reason to dispose of the Agency-owned land now rather than wait for the Plan Amendment to occur, is that currently there is a significant developer interest in the property.

Upon authorization of the Request for Proposal, and consistent with the adopted Redevelopment Disposition Policy of the Agency, the staff will advertise the proposed disposition site and report back to the Commission with the prioritized list of respondents and request 90 days to negotiate a development contract. If the top ranking developer fails to enter into contract, then staff will select the next highest ranking proposal for site development. The schedule will be as follows:

	<u>Date</u>	<u>Subject</u>	<u>Action</u>
.Planning and Community Development Committee	1/31/84	Proposed draft Request for Proposal	Review/Recommend
.Project Area Committee (PAC)	2/2/84	Request for Proposal	Review/Recommend
.Sacramento Housing and Redevelopment Commission	2/6/84	Request for Proposal	Approval
.Agency	2/7/84	Advertisement	Placed (30 days)
.Agency	3/8/84	Request for Proposal	Review
.Planning and Community Development Committee	4/84	Report back	Review/Recommend
.Sacramento Housing and Redevelopment Commission	4/84	Report back	Approve/Disapprove

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Redevelopment Agency of the
 City of Sacramento
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	<u>Date</u>	<u>Subject</u>	<u>Action</u>
.Planning and Community Development Committee	5/84	Redevelopment Contract	Approve/ Disapprove
.Sacramento Housing and Redevelopment Commission	5/84	Redevelopment Contract	Approve/ Disapprove
.Agency	5/84	Redevelopment Contract	Approve/ Disapprove

A Redeveloper will be selected consistent with the Agency policy Resolution No. 83-045, which specified the disposition program. The resolution calls for all Agency-owned property to initially be advertised through a Request for Proposal (RFP) and describes the steps to be followed to submit a proposal.

FINANCIAL DATA

The latest appraisal of parcels 251-092-01 through 12 and 14 was completed in March, 1982. The County Real Estate Department affirms that the value of 58 cents per square foot still holds true. The value of these parcels are as follows:

Land	117,225 sq. ft.	Agency-owned parcel
Rose Street	9,375 sq. ft.	Assuming abandonment
Roanoke Street	<u>10,750</u> sq. ft.	Assuming abandonment
Total	137,350 sq. ft.	

Value per square foot: 58 cents

Value total 137,350 sq. ft. x 58 cents = \$79,664+

Pursuant to the terms of the Neighborhood Development Project (NDP) close-out agreement, the proceeds from the sale of land will be allocated to the Community Development Block Grant (CDBG) revolving funds.

(3)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Redevelopment Agency of the
City of Sacramento
January 23, 1984
Page four

VOTE AND RECOMMENDATION OF PROJECT AREA'S EXECUTIVE COMMITTEE

At its regular meeting of Feb. 16, 1984, the Del Paso Heights Project Area's Executive Committee adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Unanimous

NOES: -0-

ABSENT: -0-

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of Feb. 6, 1984, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Amundson, Angelides, Glud, Hall, Luevano, Luttrell, Miller,
Moose, Ose, Pettit, Vargas, Walton, Teramoto

NOES: None

ABSENT: None

POLICY IMPLICATION

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

RECOMMENDATION

The staff recommends authorization to request proposals for development of residential or mixed use development on AP 250-092-01-12 and 14 in the Del Paso Heights Project Area.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slise

WALTER J. SLISE
City Manager

Contact Person: Bruce Pope

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RESOLUTION NO. 84-014

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

March 6, 1984

REQUEST FOR PROPOSALS IN
THE DEL PASO HEIGHTS PROJECT AREA

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

Section 1. The Executive Director is hereby authorized to solicit proposals for residential mixed use development on Parcel AD250-092-01-12 and 14 in the Del Paso Heights Project Area.

CHAIRMAN

ATTEST:

SECRETARY

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

MAR 6 1984



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



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REQUEST FOR PROPOSALS

MIXED USE DEVELOPMENT ON
VACANT PARCELS IN

DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA NO. 5

GRAND AVENUE AT RIO LINDA BOULEVARD

Proposals will be accepted until 4:00 p.m., April 6, 1984

Redevelopment Agency of the
City of Sacramento
630 I Street
Sacramento, CA 95814
(916) 440-1315

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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INVITATION TO SUBMIT PROPOSAL

FOR

MIXED USE: COMMERCIAL AND RESIDENTIAL OR RESIDENTIAL PROJECT

As part of the revitalization of the Del Paso Heights Project Area, the Redevelopment Agency of the City of Sacramento is soliciting proposals for a mixed use development, i.e. commercial and residential (affordable multi-family) or residential project.

The site located at the southwest corner of Grand Avenue and Rio Linda Boulevard will be sold for \$.58 per square foot, or \$79,664 for the 137,350 square foot parcel, or the best offer. The price is based on appraisal provided by the Real Estate agent of the Sacramento County. The appraisal was done in 1982.

Proposals shall include:

1. Proposal form (1 copy) (Attachment 1)
2. Public Disclosure form DHUD-6004 (1 copy) (Attachment 2)
3. Deposit (10 percent of the total purchase price)
4. Development time schedule
5. Description of proposed facility (e.g. condominium, senior citizen rental apartments, etc.)
6. Redeveloper's financial statements, name and experience of Redevelopment team including licensed architect, certified general contractor (if known)
7. Preliminary letters of financial commitment from a lending institution.

The Sacramento Housing and Redevelopment Commission and the Redevelopment Agency of the City of Sacramento will make a selection of a Redeveloper for the parcels based on written information submitted. The Redevelopment selection will be based on comparative analysis of criteria, such as, the scope and design of the proposed project, and Redevelopers past experience in completing similar projects. For further information please contact Bruce Pope at 630 I Street, Sacramento, California, 95814 - phone (916) 440-1315.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Location

I. Del Paso Heights Project Area

Del Paso Heights Redevelopment Project Area is located adjacent to Interstate 880 in the City of Sacramento (see Attachments 3 and 4). The Project Area consists of approximately 1,028[±] acres. In 1980 its population totalled approximately 5,714 persons.

The Project Area may be characterized as containing an older housing stock, with vacant parcels scattered throughout the area, giving Del Paso Heights a rural character.

The ethnic make-up of Del Paso Heights is 55 percent Black and 35 percent White, with remaining ethnic groups occupying very low percentages. The majority of the population is characterized by a sizable younger and mid-age population with a small elderly group.

During the past 13 years the Agency has allocated and spent nearly \$10.7 million in the Project Area of which \$7⁺ million was spent toward public improvements such as streets, sidewalks, curbs, gutters, drainage and street lights. Other funds were utilized for the construction of a health clinic, Library senior citizen housing, new multi-family housing and housing rehabilitation. The 1984 Agency budget allocates an additional \$3.7 million for various housing and public facilities programs. The Agency commitment for revitalizing the Project Area remains strong.

The Agency will initiate other projects in the area in 1984. Proposed street improvements on Rio Linda Boulevard, single and multi-family housing rehabilitation clean-up and tree planting programs. Development Guidelines and Land-Use provisions as described in the existing Redevelopment Plan are enclosed. (see Attachment 5).

Commercial land uses in the Project Area generally consist of traditional strip commercial orientations along Rio Linda and Marysville Boudlevards. Some spot commercial zoning exists along Grand and Norwood Avenues: however, most of these parcels are vacant with the remainder contributing to a very small percentage of the overall commercial inventory.

There is a 20-acre industrial park planned in the northern sector of the Project Area in addition to a net 57[±] acre industrial park currently in the final construction phases on the east side of Norwood Avenue between I-880 and Morrison Avenue in the northwest corner of the Project Area.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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The development of these two industrial projects will create an even greater demand for housing in the Del Paso Area.

Community facilities include four schools, two community centers, four parks, two libraries, and a medical center. These facilities are evenly distributed throughout the Project Area.

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II. Description of Site, Location and Access

A. Site Description

The subject property is located at 800 Grand Avenue, which is the southwest corner of Grand Avenue and Rio Linda Boulevard and is presently owned by the Agency. It is zoned Comercial (C-2). The site contains thirteen parcels, Assessor parcel No. 251-092-1 through 12 and 14. Also included is 50' right-of-way of Rose and Roanoke Streets which is proposed for abandonment by the Agency.

B. Public Transportation

The site is located at a Regional Transit bus stop.

C. Proximity to Community Facilities

- . Across from a community health clinic
- . One-half block from the Del Paso Heights Community Library
- . Across from an elderly housing project
- . One-half mile from U.S. Post Office and shopping and banking facilities
- . One-half mile from Robertson Community Center (at Norwood Avenue), Grant Union High School and Del Paso Heights School.

D. Zoning and Development Controls

The existing zoning is C-2, or General Commercial. However, the subject property is advertised for either mixed use, i.e. commercial and residential. The responsibility to acquire necessary planning entitlements for the site will rest with the prospective developer as necessary to accommodate the site development as proposed and approved, though Agency will assist the Redeveloper during the process.

During the update of the Redevelopment Planning process, the Agency consultant recommended that there is a significant need for additional affordable housing in the Project Area. Consequently, Redevelopment Agency will give high priority to the projects that provide housing mix for all income and age groups. The development of multi-family project rather than strictly commercial development may increase the feasibility of new commercial

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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commercial development in the future and revitalize the existing vacant commercial buildings for lack of adequate demand for goods and services that the additional housing may provide.

E. Site Size

Land, 117,225 sq. ft. AP No. 251-092-1 to 12 and 14.
Rose Street, 9,375 sq. st. Assuming abandonment
Roanoke Street, 10,750 sq. ft. Assuming abandonment
Total: 137,350 sq. ft.

F. Shape (See Attachment 3)

G. Access

The property has 600' frontage on Rio Linda Boulevard,
105' on Grand Avenue and 215' on Roanoke Street.

H. Topography

The site is generally level.

I. Utilities

The property has all public utilities.

J. Surrounding Land Uses

North - Commercial
South - Commercial
East - Commercial, Residential
West - Commercial

K. Regional Access

The subject property is situated one-half mile from Interstate I-880; sixteen miles from downtown and about the same distance from Sacramento Metropolitan Airport.

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REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
630 I Street, Sacramento, California 95814

PROPOSAL FOR
PURCHASE AND DEVELOPMENT OF LAND
DEL PASO HEIGHTS REDEVELOPMENT PROJECT NO. 5

Assessor's Parcel 251-092-1 through 12 and 14

Grand Avenue at Rio Linda Boulevard

Mixed-Use or Residential Development

TO: Mr. William H. Edgar, Executive Director
Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, California 95814

The undersigned _____,
a corporation organized and existing under the laws of the State of _____,
or a [limited] partnership consisting of _____

_____ or an individual (hereinafter called the "Redeveloper").

Post Office Address:

Street _____

City _____ State _____

hereby submits a development proposal for Assessor's Parcel Nos. which are subject to the Redevelopment Plan for Project No. 5 and the Declaration of Restrictions to be prepared prior to the execution of the Land Disposition Agreement. The Redeveloper agrees that all of the following information and the submitted materials are the exclusive property of the Sacramento Housing and Redevelopment Agency and need not be returned.

An option fee is attached to this proposal based on 10 percent of the purchase price. Such deposit is in the form of 1) a Cashier's Check, 2) a Time Certificate made out in the name of the Agency with interest payable to Redeveloper. The selected Redeveloper's deposit shall remain with the Agency until a Certificate of Completion is issued by the Agency. Redevelopers will have their deposits returned immediately upon selection of a successful Redeveloper.

FIXED SALE PRICE OF PARCELS

The Redeveloper understands that the estimated value of the subject parcels equals \$79,664. The Agency will consider all proposals, including those which offer a purchase price which is below the appraised value, if it can be shown that a subsidy is the only way to make the project pencil out and become feasible.

PROPOSAL MUST CONTAIN

1. A narrative statement should be attached as Exhibit "A", and describe:
 - (a) Scope of development, proposed uses, parking plan, and theme (if any);
 - (b) Name, experience, and demonstrated ability of Redeveloper's architect; and
 - (c) Estimated number of jobs created and the extent of minority participation.
2. The Redeveloper's estimated development time, in months, from effective date of Land Disposition Agreement is as follows:

Submission of Final Construction Plans	_____	months
Agency Approval of Final Plans	<u>two</u>	months
Submission of Evidence of Financing	_____	months
Start of Construction	_____	months
Completion of construction	_____	months
TOTAL MONTHS	=====	

3. The Redeveloper's preliminary estimate of development costs are as follows:

(a) Purchase price	\$ _____
(b) Basic structures and on & off site improvements	\$ _____
(c) Fixtures, finishings, furnishings and equipment, including tenant requirements	\$ _____
(d) TOTAL (combine a, b, and c)	\$ _____

4. The redeveloper's estimate of required loan commitment is:
\$ _____.*

5. The Redeveloper's estimate of required equity capital is:
\$ _____.*
6. A Budget and Financing Plan is attached as Exhibit "B" and includes:
 - (a) Projected rental and/or other revenues
 - (b) Operation and maintenance costs
 - (c) Debt service
 - (d) Net income
 - (e) Sources of funding
 - (f) Evidence of bonafide involvement in the proposal of a sound lender.
7. Preliminary architectural plans are enclosed which include:
 - (a) Site plan at 1/2" scale (showing adjacent properties)
 - (b) Floor plans at 1/2" scale (all floors and basement, if any)
 - (c) Elevations at 1/2" scale (all exposed sides).
 - (d) Outline specifications
 - (e) Landscaping plan and parking plan
8. Redeveloper's Statement for Public Disclosure and Redeveloper's Statement of Qualificaitons and Financial Responsibility (form H-6004), including financial statements (balance sheet sufficient) for all members of a joint venture or partnership. (A-2)

CRITERIA FOR DEVELOPER SELECTION

The Redeveloper understands that in evaluating this proposal, and other proposals, the Redevelopment Agency will consider a number of factors important in the Redeveloper selection, including but not necessarily limited to:

- 1) Quality of construction and design;
- 2) Proposed development costs;
- 3) Proposed uses;
- 4) Economic soundness;
- 5) Experience and ability of architect;
- 6) Timing and construction;
- 7) Compatibility of proposed development with adjacent developments;
- 8) Financial responsibility of the Redeveloper and his ability to arrange financing;
- 9) Completeness of proposals in relation to the submissiions required by the Redevelopment Agency.

* The amounts shown in Items 4 and 5 must equal the amount shown in Item 3.d of the previous page.

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The Redeveloper further understands and agrees that the submission of such proposal and accompanying documents in no way obligates the Agency. The Agency reserves the right to reject any and all proposals in its sole discretion. The Agency's decision in the selection of a Redeveloper will be made after a public hearing as required by law. (See Attachment 4).

Submitted this _____ day of _____, 1984.

Individual _____

or

Corporation name _____

By _____
(Signature of Authorized Official)

(Official Title)

Address _____

Telephone (_____)
(Area Code)

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PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE ¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

_____ (Name of Local Public Agency)

in _____ (Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____, is described as follows ²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- A corporation.
- A nonprofit or charitable institution or corporation.
- A partnership known as _____
- A business association or a joint venture known as _____
- A Federal, State, or local government or instrumentality thereof.
- Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization;

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

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PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

_____ (Name of Local Public Agency)

in _____ (Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? YES NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>		<u>AMOUNT</u>
		\$

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>		<u>AMOUNT</u>
		\$

c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
	\$	\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? YES NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? YES NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

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b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? YES NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u> \$	<u>DATE TO BE COMPLETED</u>
--	-----------------	---------------------	-----------------------------

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

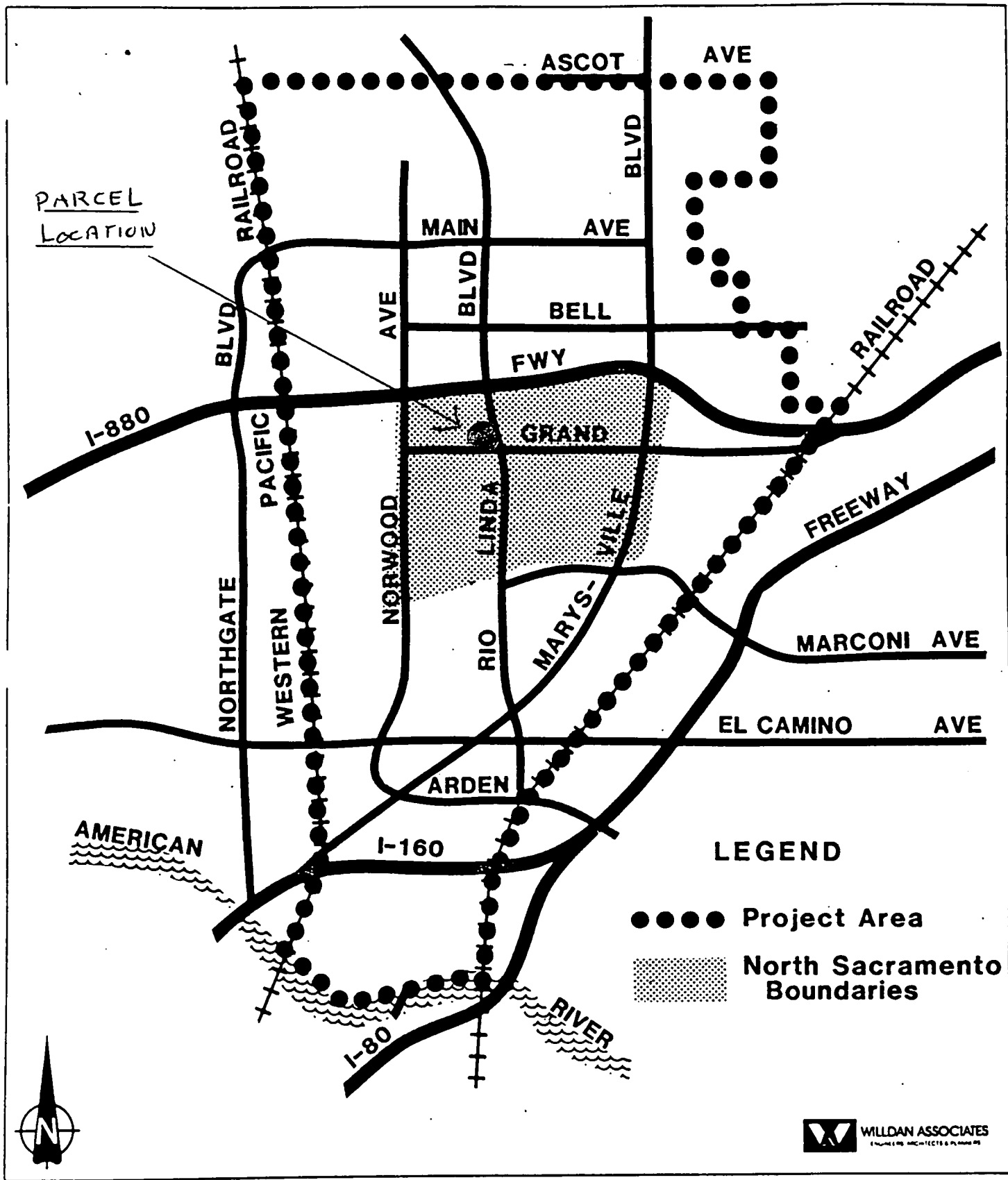
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

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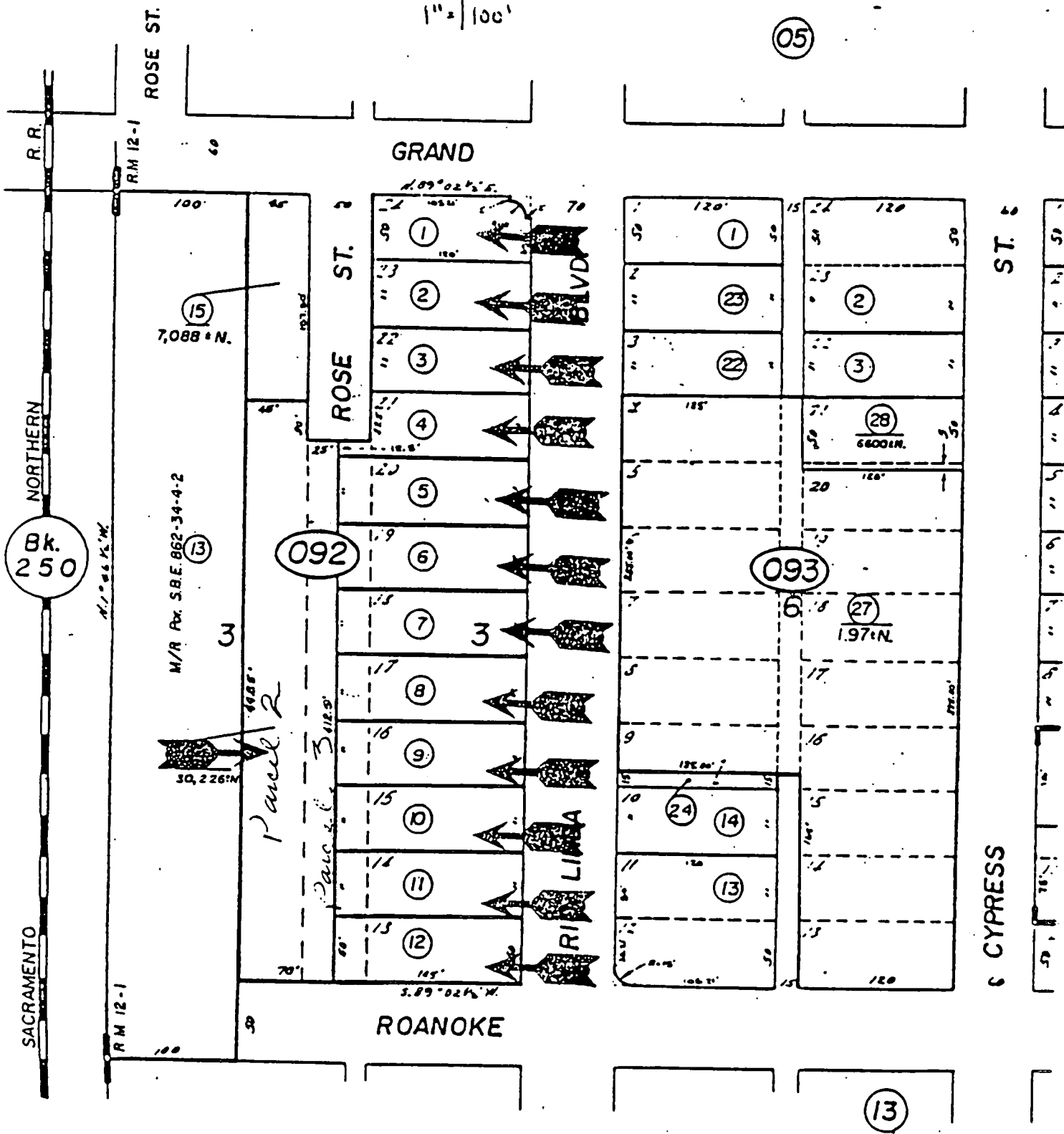
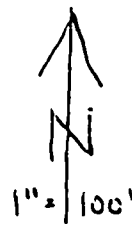


DEL PASO HEIGHTS REVITALIZATION PROGRAM
NORTH SACRAMENTO COMMUNITY
PLAN BOUNDARIES

fig.
3

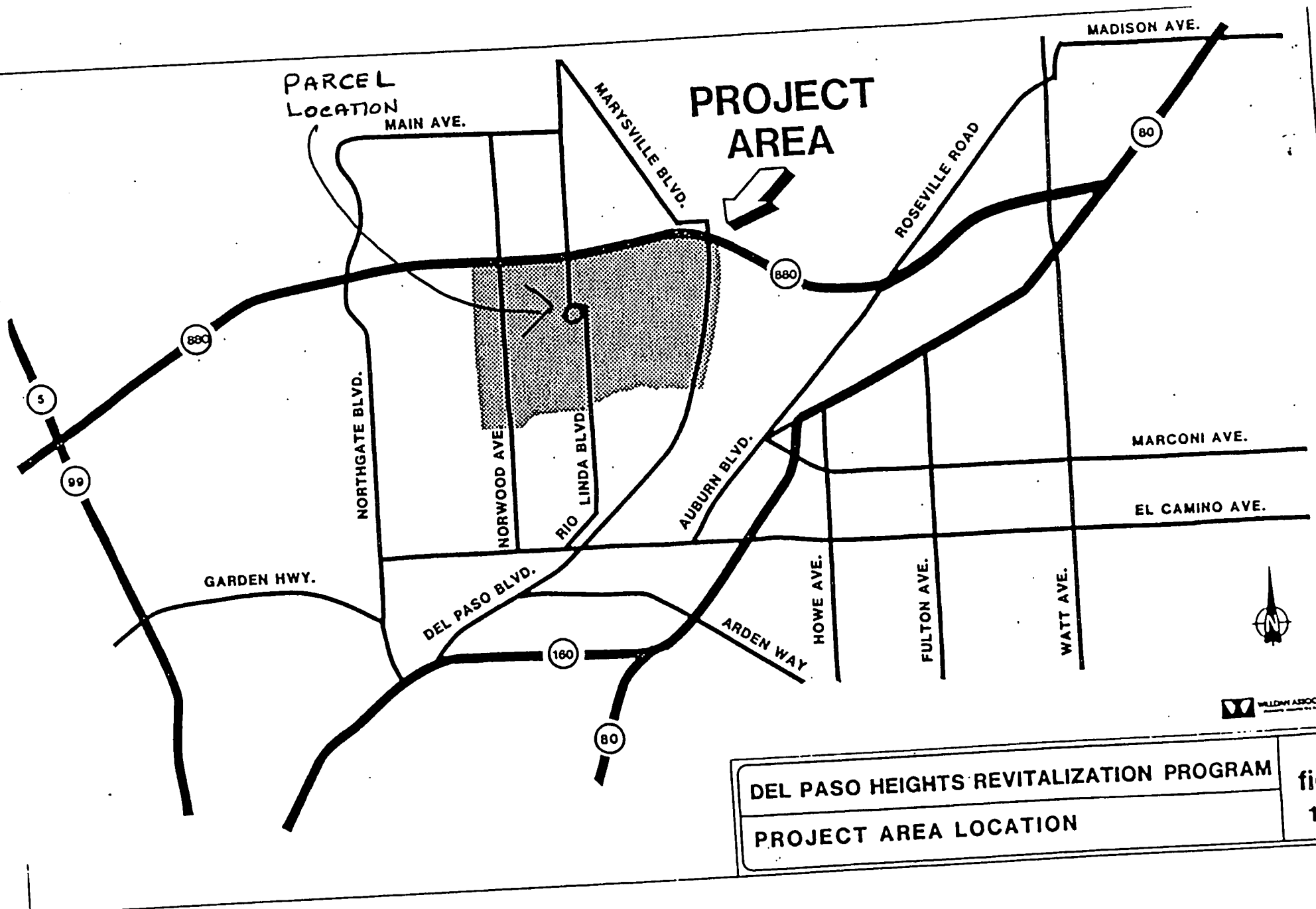
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The tentative schedule of meeting and reporting dates are as follows:

	<u>Date</u>	<u>Subject</u>	<u>Action</u>
.Planning and Community Development Committee	2/28/84	Proposed draft Request for Proposal	Review/ Recommend
.Sacramento Housing and Redevelopment Commission	3/5/84	Request for Proposal	Approval
.Agency	3/6/84	Advertisement	Placed (30 days)
.Agency	3/16/84	Request for Proposal	Review
.Planning and Community Development Committee	4/84	Report back	Review/ Recommend
.Sacramento Housing and Redevelopment Commission	4/84	Report back	Approve/ Disapprove
.Planning and Community Development Committee	5/84	Redevelopment Contract	Approve/ Disapprove
.Sacramento Housing and Redevelopment Commission	5/84	Redevelopment Contract	Approve/ Disapprove
.Agency	5/84	Redevelopment Contract	Approve/ Disapprove



WILDMAN ASSOCIATES

DEL PASO HEIGHTS REVITALIZATION PROGRAM	fig. 1
PROJECT AREA LOCATION	

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