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May 4, 1994

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



APPROVED  
BY THE CITY COUNCIL

MAY 31 1994

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

**SUBJECT:** ALLOCATION OF FUNDS FOR IMPLEMENTATION PLAN SERVICES

**LOCATION AND COUNCIL DISTRICT**

Redevelopment Areas City-wide, all Council Districts.

**RECOMMENDATIONS**

Staff recommends that:

- the Redevelopment Agency of the City of Sacramento adopt a resolution allocating tax increment funds in the amount of \$41,395 for implementation plan preparation;
- the City Council adopt a resolution amending the City's budget and allocating Community Development Block Grant Funds in the amount of \$9,700 for implementation plan preparation; and
- the Sacramento Housing and Redevelopment Commission adopt a resolution, contingent upon City Council approval of the recommendation noted above, authorizing the Executive Director to transfer \$9,700 from City Community Development Block Grant Contingency funds to Administration funds for the preparation of implementation plans for each City redevelopment area.

**CONTACT PERSON:** Anne Moore, Acting Director, Community Development, 440-1357

**FOR COUNCIL MEETING OF:** May 17, 1994

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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**SUMMARY**

Recent revisions to the California Redevelopment Law requires that redevelopment agencies must adopt a five-year implementation plan for each redevelopment area. This report recommends an allocation of funds for the preparation of implementation plans for all nine City and County redevelopment areas.

**COMMISSION ACTION**

At its meeting of May 4, 1994, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Cespedes, Dobbins, Holloway, Moose, Rotz, Simon, Yew,  
Diepenbrock

NOES: None

NOT PRESENT TO VOTE: Amundson, Harland

ABSENT: Williams

**BACKGROUND**

Assembly Bill 1290 became effective January 1, 1994, and made a number of major revisions to the California Redevelopment Law ("CRL"). One of those revisions is the requirement that each redevelopment agency must adopt a five-year implementation plan for each of its project areas adopted prior to December 31, 1993. The implementation plan must include the following information:

- An identification of the specific goals and objectives for the project area;
- An identification of the specific proposed projects and expenditures to occur in the next five years;
- An explanation of how the goals and objectives as well as the proposed project/expenditures will eliminate blight;
- An explanation of how the goals and objectives as well as the proposed project/expenditures will implement the CRL's low- and moderate-income housing provision, and includes:
  - an annual housing program which provides a basis for measuring performance;

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- the number of housing units developed, rehabilitated, price-restricted, otherwise assisted, or destroyed;
- a description of the Agency's plans for using its annual deposits to the Low- and Moderate-Income Housing Fund; and
- if the proposed projects will cause the destruction of low- and moderate-income housing units, proposed locations suitable for replacement housing units.

At their core, the implementation plans are essentially a presentation of the plans, projects and programs which Agency staff has already developed and put on line or has incorporated in the planning process for each of our areas. They are in fact, our adopted redevelopment programs.

Agency staff has worked to develop these programs in conjunction with the various Project Area Committees and the Sacramento Housing and Redevelopment Commission over the years. We believe them to be solid and do not envision a major revisitation of basic goals, objectives, projects and programs in the AB 1290 process.

Nevertheless, the reporting format and detailed requirements of AB 1290 will entail a major administrative burden which we did not build into this year's budget. Additionally, the findings regarding how our projects specifically address the problems of blight must be very detailed and legally specific. Since our planners must remain focussed on project implementation, we believe it necessary to bring in a special consultant to organize and prepare the detailed plans required.

The initial implementation plans for existing project areas must be considered at a public meeting and adopted prior to December 31, 1994. Subsequent implementation plans must be prepared and adopted every five years. During the intervening third year of an implementation plan's five-year duration, a hearing must be held on each redevelopment plan and the progress of the current implementation plan. Additionally, although not specifically authorized in AB 1290, the implementation plan may need to be amended as project needs change or unanticipated opportunities or problems arise.

### **Request For Proposals**

On April 20, 1994, the Sacramento Housing and Redevelopment Commission authorized the Executive Director to issue a Request For Proposals (RFP) for the preparation of implementation plans as required by AB 1290 for all City and County Redevelopment Areas. On April 21, 1994, the RFP was sent to appropriate firms listed in the Agency Resource Library and in the JCP Directory as well as advertised on the Agency BIDLINE. Review of proposals will take place on May 16, 1994 through May 18, 1994, and the Council will be advised of the selected consultant.

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**FINANCIAL CONSIDERATIONS**

The completion of the implementation plans for both City and County areas will require an expenditure of funds not to exceed \$80,000. City Community Development Block Grant funds in the amount of \$9,700 are being proposed for the preparation of an implementation plan for the North Sacramento Redevelopment Project. Tax increment funds totalling \$41,395 are being proposed for the preparation of implementation plans for the Downtown, Richards Boulevard, Alkali Flats, Del Paso Heights, and Oak Park Redevelopment Projects. The balance will come from the County.

A transfer of City CDBG Contingency funds to Administration funds will also be required to contract with a consultant, once selected, for the preparation of implementation plans for each City redevelopment area.

**POLICY CONSIDERATIONS**

The action proposed in this staff report is consistent with previously approved policy and no new policies are being recommended.

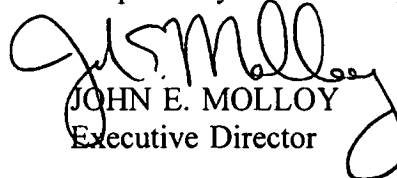
**ENVIRONMENTAL REVIEW**

The proposed action does not constitute a project under CEQA per Guidelines Section 15378(b)(3), and is exempt from NEPA per 58.34 (a)(2).

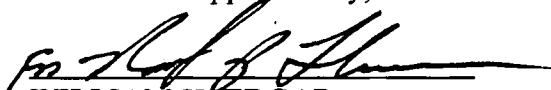
**M/WBE**

The RFP was sent to appropriate firms listed in the Agency Resource Library and in the JCP Directory as well as advertised on the Agency BIDLINE. In addition, the Agency's five percent point preference will apply to eligible M/WBE firms and/or firms meeting the Agency's M/WBE goals for professional services.

Respectfully submitted by,

  
JOHN E. MOLLOY  
Executive Director

Transmittal Approved By,

  
WILLIAM H. EDGAR  
City Manager

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**RESOLUTION NO. 94-033**

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_



**TAX ALLOCATION INCREMENT FUNDS FOR IMPLEMENTATION PLAN PREPARATION**

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

Section 1: The amount of \$16,135.00 from Merged Downtown Redevelopment Project Tax Increment funds is allocated for preparation of an implementation plan.

Section 2: The amount of \$6,315.00 from Alkali Flat Neighborhood Redevelopment Project Tax Increment funds is allocated for preparation of an implementation plan.

Section 3: The amount of \$6,315.00 from Del Paso Heights Neighborhood Redevelopment Project Tax Increment funds is allocated for preparation of an implementation plan.

Section 4: The amount of \$6,315.00 from Richards Boulevard Redevelopment Project Tax Increment funds is allocated for preparation of an implementation plan.

Section 5: The amount of \$6,315.00 from Oak Park Neighborhood Redevelopment Project Tax Increment funds is allocated for preparation of an implementation plan.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

THE UNIVERSITY OF CHICAGO

DEPT. OF CHEMISTRY

1954

PH.D. THESIS

1954

BY

NAME

ADVISOR

1954

**RESOLUTION NO. 94-345**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR IMPLEMENTATION PLAN PREPARATION AND RELATED BUDGET AMENDMENT**

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

Section 1: Community Development Block Grant funds in the amount of \$9,700 are allocated for the preparation of an implementation plan for the North Sacramento Redevelopment Project and the budget is amended accordingly.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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**APPROVED**  
BY THE CITY COUNCIL

**MAY 3 1 1994**

OFFICE OF THE  
CITY CLERK

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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94-037 ✓

## PUBLIC NOTICE PROPOSED AMENDMENT TO CDBG PROGRAM

The Sacramento Housing and Redevelopment Agency will be holding a public meeting before the Sacramento Housing and Redevelopment Agency Commission, the Sacramento County Board of Supervisors, and the Sacramento City Council to amend the 1994 Community Development Block Grant Program as follows:

The Sacramento Housing and Redevelopment Agency is requesting authority to reprogram \$28,905 from County contingency and \$41,395 from City contingency for the preparation of implementation plans for each City and County Redevelopment Area.

The meetings will be held on the following dates and times, at the following locations:

- **Sacramento Housing and Redevelopment Agency Commission**  
Wednesday, May 4, 1994, at 6:00 p.m.  
600 I Street, Commission Hearing Room  
Sacramento, California
- **Sacramento County Board of Supervisors**  
Tuesday, May 17, 1994, at 10:30 a.m.  
700 H Street, Board Chambers  
Sacramento, California
- **Sacramento City Council**  
~~Tuesday, May 17, 1994, at 2:00 p.m.~~  
915 I Street, Council Chambers  
Sacramento, California

Citizens have an opportunity to comment on the proposed amendment at the above meetings. Written comments may be addressed to: Cassandra Jennings, CDBG Program, P.O. Box 1834, Sacramento, CA 95812-1834. All comments received will be considered prior to review by the Board of Supervisors and City Council.

Proposed program amendments are available at the CDBG office, 600 I Street, Suite 250, Sacramento, CA (phone: 440-1322).

If for any reason these items are postponed, new hearing dates may be obtained from the CDBG office.

*DAIY RECORDED*  
 Please publish in the Sacramento-Union- Proof of receipt requested  
 Run once: April 25, 1994  
 Organizations: 2440  
 Cost Center : S04234

→ IF THIS IS TOO SOON THEN LATER IN THE WEEK WILL BE OK.  
WE JUST NEED 5-10 DAYS NOTICE PRIOR TO THE MAY 4<sup>TH</sup> MTG.

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*Sal -*  
11-21-94