



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



Agency Rpt
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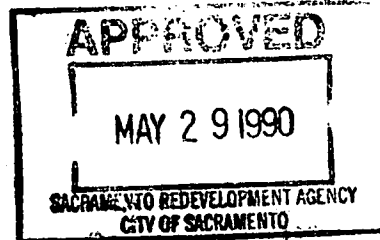
May 29, 1990

APPROVED
BY THE CITY COUNCIL

City Council of the
City of Sacramento
and
Redevelopment Agency of the
City of Sacramento
Sacramento, California 95814

MAY 29 1990

OFFICE OF THE
CITY CLERK



Honorable Members in Session:

SUBJECT: Receiving Report to Council and Consenting to Joint Public Hearing on Proposed Redevelopment Plan for Richards Boulevard Redevelopment Project and Alkali Flat Plan Amendment

SUMMARY

This report transmits specific documents related to the proposed adoption of the Richards Boulevard Redevelopment Plan and the Alkali Flat Plan Amendment. By resolution, the Redevelopment Agency and the City Council also consent to hold a joint public hearing on the proposed plan and plan amendment on July 2, 1990 at 7:30 p.m.

BACKGROUND

On March 15, 1990, the City Council and the Redevelopment Agency received five copies of documents pertinent to the adoption of the proposed Richards Boulevard Redevelopment Plan and Alkali Flat Plan Amendment [Boundary Modification]. The background and general purpose of each document was provided in the context of the transmittal along with potential hearing dates for each item. These documents were: the Draft Redevelopment Plan, Rules Governing Participation and Preferences by Property Owners and Business Occupants, the Draft Environmental Impact Report, the Preliminary Report on the Proposed Redevelopment Plan and the Alkali Flat Plan Amendment. The status of these documents is as follows:

5-29-90
D-1

(1)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Governing Bodies

May 29, 1990

Page 2

1. Draft EIR - Hearing closed 4/10/90
Comment Period closed 4/30/90
Final EIR scheduled for 7/2/90;
2. OPA Rules - Adopted 4/24/90 by Redevelopment Agency;
3. Draft Richards Boulevard Plan - Scheduled for 7/2/90 Joint
Hearing if so approved by
attached resolution;
4. Draft Alkali Flat Plan Amendment - Scheduled for 7/2/90 Joint
Public Hearing if so
approved by attached
resolution;
5. Preliminary Report - Incorporated into Report to Council for
action on this date. Please see
additional information which follows.

The purpose of the Report to Council is to provide twelve specific pieces of information, documentation and evidence as required by Community Redevelopment Law, Section 33352. The twelve items include:

- (a) Reasons for selection of the project area
- (b) Description of physical, social and economic conditions
- (c) Proposed method of financing
- (d) Method or plan for relocation
- (e) Analysis of preliminary plan
- (f) Report and recommendations of planning commission
- (g) Summary of Project Area Committee (PAC) record
- (h) Report on Project EIR (Public Resources Code)
- (i) Report of the County Fiscal Officer
- (j) Report on the Fiscal Review Committee (FRC)
- (k) Neighborhood Impact Report
- (l) Analysis of County Fiscal Officer's Report and Summary of Agency consultations with affected taxing agencies.

This document has been attached to this report to assist the City Council in its consideration of the proposed plan and in making various determinations pursuant to California State law governing plan adoptions and plan amendments.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Governing Bodies

May 29, 1990

Page 3

Following is a synopsis of the remaining hearing dates and actions before the various governing boards prior to plan adoption.

<u>ACTION</u>	<u>BOARD</u>	<u>DATE</u>
. Final Recommendation on R.B. Plan and A.F. Amendment	Redevelopment Commission	6/25/90
. Final EIR Available	Council/Agency Commission and Public	6/25/90
. First Reading of Ordinance	City Council	6/26/90
. Joint Public Hearing(s) on Plan Adoption/Amendment and Final EIR*	City Council Redevelopment Agency	7/2/90
. Continuation of Hearing if necessary	City Council Redevelopment Agency	7/3/90
. Continued Joint Public Hearing for Limited Purpose of Responding to Comments Objecting to Plan Adoption/Amendment	City Council Redevelopment Agency	7/17/90

*The public is invited to make written and oral comments on the Richards Bouelvard Plan and Alkali Flat Plan Amendment and combined FEIR at the meeting of July 2, 1990. Agency staff will prepare written responses to the written comments for consideration at the Council meeting of July 17, 1990.

An additional item which will be calendared for Redevelopment Agency action before the July 2, 1990 joint public hearing is an agreement between the Agency and the County of Sacramento regarding the Redevelopment Agency's participation in the eventual construction of a County Courthouse. This agreement is specifically provided for under California Community Redevelopment Law, Section 33401 of the Health and Safety Code as the instrument for alleviating financial burden or detriment as a result of implementation of the Richards Bouelvard Redevelopment Plan.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Governing Bodies

May 29, 1990

Page 4

The action requested at this time is (1) for the Redevelopment Agency to transmit, and for the City Council to receive, the Agency's Report to Council; and (2) for the Redevelopment Agency and the City Council to consent to a joint public hearing to be held at 7:30 p.m. on July 2, 1990. Since the purpose of this report is merely to transmit information and to set a hearing date, no special notification procedures were conducted. Following the adoption of these resolutions, the City Clerk will publish notice of the joint public hearing for four consecutive weeks. In addition, Agency staff will notify all property owners of record and affected entities by certified mail as to the date, time, place and purpose of the hearing. Interested parties and organizations as well as all residents residing in rental housing shall also be noticed of the July 2, 1990 hearing date.

FINANCIAL DATA

There are no direct costs associated with the transmission of this report and the setting of a joint public hearing.

POLICY IMPLICATIONS

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

ENVIRONMENTAL REVIEW

The proposed action is exempt from environmental review per CEQA Guidelines, Section 15378(b)(3); NEPA does not apply.

MBE/WBE REVIEW

MBE/WBE considerations are not required for this activity.

RICHARDS BOULEVARD PROJECT AREA COMMITTEE

At its special meeting of May 23, 1990, the Richards Boulevard PAC received an informational copy of the Report to Council for Richards Boulevard. No formal action was required or taken.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Governing Bodies

May 29, 1990

Page 5

ALKALI FLAT PROJECT AREA COMMITTEE

At its regular meeting of May 16, 1990, the Alkali Flat PAC received an informational copy of the Report to Council for Alkali Flat. No formal action was required or taken.

VOTE AND RECOMMENDATION OF THE COMMISSION

At its meeting of May 21, 1990, the Housing and Redevelopment Commission adopted a motion recommending that the attached resolutions be approved by the following vote:

AYES: Amundson, Moose, Pernell, Simon, Strong, Wiggins,
Williams, Yew

NOES: None

ABSENT: Diepenbrock, Wooley, Simpson

RECOMMENDATION

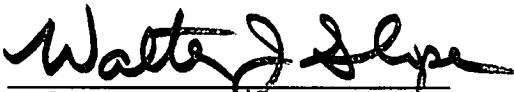
Staff recommends that the Redevelopment Agency approve and adopt the Reports to Council for the proposed Richards Boulevard Redevelopment Plan and the Alkali Flat Plan Amendment and submit the reports, proposed plan and proposed amendment to the City Council. Staff further recommends that the City Council call for a joint public hearing on July 2, 1990 at 7:30 p.m.

Respectfully submitted,



ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COUNCIL:



Walter J. Slupe
City Manager

Contact Person: Thomas V. Lee, Director of Community Development
440-1357

SRJoint

APPROVED
BY THE CITY COUNCIL

MAY 29 1990

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 90-429

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

CONSENT TO AND CALL FOR JOINT PUBLIC HEARING
ON THE PROPOSED AMENDMENT TO THE RICHARDS BOULEVARD
REDEVELOPMENT PLAN FOR THE ALKALI FLAT
REDEVELOPMENT PROJECT AND THE RELATED FINAL EIR

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") has submitted to the City Council of the City of Sacramento (the "City Council") a proposed Amendment to the Redevelopment Plan (the "Amendment") for the Alkali Flat Redevelopment Project (the "Project") and consented to and requested that the City Council call a joint public hearing of the Agency and the City Council to consider and act upon the proposed Amendment, together with a joint public hearing on the proposed Final Environmental Impact Report (the "Final EIR") on the proposed Amendment; and

WHEREAS, the City Council acknowledges receipt of the proposed Amendment, along with the Report to the City Council and the proposed Final EIR on the Amendment; and

WHEREAS, Section 33458 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) authorizes a joint public hearing on the proposed Amendment with the consent of the Agency and the City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. The City Council hereby consents to and, at the request of the Agency, calls a joint public hearing of the Agency and the City Council on July 2, 1990, at 7:30 p.m. in the City Council Chambers to consider and act upon the proposed Amendment and all documents and evidence pertaining thereto, together with a joint public hearing on the proposed Final EIR for the Project.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 2. The City Clerk of the City of Sacramento shall, in cooperation with the Secretary of the Agency, prepare, publish and mail such notices and documents and do all other acts as may be necessary to carry out the purposes of this resolution.

MAYOR

ATTEST:

CITY CLERK

SHARE\RESO\RICHBLVD.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
DATE ADOPTED: _____ (7)

RESOLUTION NO. 90-430

APPROVED
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

MAY 29 1990

ON DATE OF _____

OFFICE OF THE
CITY CLERK

PROPOSED RICHARDS BOULEVARD REDEVELOPMENT PLAN
AND REPORT ON THE PLAN, AND CONSENTING TO
AND CALLING A JOINT PUBLIC HEARING ON
THE PROPOSED REDEVELOPMENT PLAN

WHEREAS, the Redevelopment Agency of the City of Sacramento submitted to the City Council of the City of Sacramento a proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project, accompanied by the Agency's Report to the City Council and consented to and requested that the City Council call a joint public hearing of the Agency and the City Council to consider and act upon the proposed Redevelopment Plan; and

WHEREAS, Section 33355 of the California Community Redevelopment Law (Health and Safety Code, Section 33000 et seq.) authorizes a joint public hearing on the proposed Redevelopment Plan with the consent of the Agency and the City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. The City Council hereby receives the proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project, and the Redevelopment Agency's Report to the City Council on the proposed Redevelopment Plan.

Section 2. The City Council hereby consents to, and, at the request of the Redevelopment Agency, calls a joint public hearing of the Agency and the Council in the Sacramento Council Chambers, to consider and act upon the proposed Redevelopment Plan and all documents and evidence pertaining thereto. The time and date of such joint public hearing shall be July 2, 1990, at 7:30 p.m. or as soon thereafter as the matter may be heard.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ (8)

Section 3. The City Clerk of the City of Sacramento shall, in cooperation with the Executive Director of the Agency, prepare, publish and mail such notices and documents, and do all other acts as may be necessary to carry out the purposes of this resolution.

MAYOR

ATTEST:

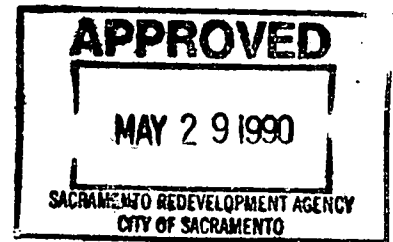
CITY CLERK

SHARE\RESO\RICHBLVD

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



RESOLUTION NO. 90-044

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

REPORT TO THE CITY COUNCIL OF THE PROPOSED AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE ALKALI FLAT
REDEVELOPMENT PROJECT SUBMISSION TO CITY COUNCIL,
AND CONSENTING TO AND CALLING FOR JOINT PUBLIC HEARING
ON SAID AMENDMENT AND THE RELATED FINAL EIR

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") has prepared a proposed Amendment to the Redevelopment Plan (the "Amendment") for the Alkali Flat Redevelopment Project (the "Project"); and

WHEREAS, the Agency has submitted the proposed Amendment to the Planning Commission of the City of Sacramento for its report and recommendations, and the Planning Commission by Resolution No. 1160 on April 12, 1990, reviewed the proposed Amendment and recommended the approval and adoption of the proposed Amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Admin. Code Section 15000 et seq., hereinafter the "State CEQA Guidelines") and the local procedures adopted by the Agency pursuant thereto, the Agency has prepared and completed a proposed Final Environmental Impact Report (the "Final EIR") for the Project; and

WHEREAS, pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Agency has prepared a Report to the City Council on the proposed Amendment; and

WHEREAS, Section 33458 of the Health and Safety Code authorizes a joint public hearing on the proposed Amendment with the consent of the Agency and the City Council of the City of Sacramento (the "City Council");

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Agency hereby approves and adopts the Report to the City Council on the proposed Amendment, and hereby submits said Report, together with the proposed Amendment for the Project and the proposed Final EIR, to the City Council.

Section 2. The Agency hereby consents to a joint public hearing on the proposed Amendment and requests the City Council to call a joint public hearing of the Agency and the City Council on July 2, 1990 at 7:30 p.m. in the City Council Chambers to consider and act upon the proposed Amendment and all documents and evidence pertaining thereto, together with a joint public hearing on the proposed Final EIR for the Project.

Section 3. The Secretary of the Agency shall, in cooperation with the City Clerk of the City of Sacramento, prepare, publish and mail such notices and documents and do all other acts as may be necessary to carry out the purposes of this resolution.

CHAIR

ATTEST:

SECRETARY

SHARE\RESO\RICHBLVD

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

APPROVED

MAY 29 1990

SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

RESOLUTION NO. 90-045

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

REPORT TO THE CITY COUNCIL ON THE PROPOSED
RICHARDS BOULEVARD REDEVELOPMENT PLAN,
SUBMISSION TO CITY COUNCIL,
AND CONSENTING TO AND CALLING FOR JOINT PUBLIC HEARING
ON THE PROPOSED REDEVELOPMENT PLAN

WHEREAS, the Redevelopment Agency of the City of Sacramento has prepared a Redevelopment Plan for the Richards Boulevard Redevelopment Project; and

WHEREAS, the Agency has submitted the proposed Redevelopment Plan to the Planning Commission of the City of Sacramento for its report and recommendation; and

WHEREAS, pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) the Agency has prepared a Report to the City Council on the proposed Redevelopment Plan; and

WHEREAS, pursuant to Sections 33339.5 and 33345 of the Community Redevelopment Law the Agency has prepared and adopted Rules governing Participation and Preferences for Property Owners and Business Occupants; and

WHEREAS, Section 33355 of the California Community Redevelopment Law authorizes a joint public hearing on the proposed Redevelopment Plan with the consent of the Agency and the City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Agency hereby approves its Report to the Sacramento City Council on the proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project, ~~in the form attached hereto.~~

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 2. The Agency hereby submits to the City Council the proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project. ~~in the form attached hereto, and the Agency's Report to the City Council.~~

Section 3. The Agency hereby consents to a joint public hearing on the proposed Redevelopment Plan for the Project, and requests the City Council to call a joint public hearing of the Agency and the City Council on July 2, 1990 at 7:30 p.m. in the Council Chambers in the Sacramento City Hall to consider and act upon the proposed Redevelopment Plan and all documents and evidence pertaining thereto.

Section 4. The Executive Director of the Agency shall, in cooperation with the City Clerk of the City of Sacramento prepare, publish and mail such notices and documents, and do all other acts as may be necessary to carry out the purposes of this resolution.

CHAIR

ATTEST:

SECRETARY

SHARE\RESO\RICHBLVD

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

REPORT TO THE CITY COUNCIL ON THE PROPOSED AMENDMENT
TO THE ALKALI FLAT REDEVELOPMENT PROJECT

REASONS FOR THE PROPOSED AMENDMENT

The purpose of the proposed amendment to the Alkali Flat Redevelopment Project is to delete one block from the Project Area. The reason for deleting the block is because it is proposed to be included within the proposed Richards Boulevard Redevelopment Project, and the redevelopment of that block can be attained more effectively as part of the projects proposed for the Richards Boulevard Redevelopment Project.

FINANCING

This Amendment will not affect the financing for the Alkali Flat Redevelopment Project, as the land proposed to be deleted is publicly owned and will continue to be publicly owned and use for public purposes.

PRELIMINARY PLAN

As Amendment to the Preliminary Plan was adopted by the Planning Commission of the City of Sacramento by Resolution No. 1145 on February 22, 1990. The proposed Amendment to the Alkali Flat Redevelopment Plan is consistent with the Preliminary Plan, as amended.

REPORTS AND RECOMMENDATION OF THE PLANNING COMMISSION

The reports and recommendation of the Planning Commission on the Amendment, including the report required by Section 65402 of the Government Code is contained in Planning Commission Resolution No. 1160, dated April 12, 1990, attached hereto as Exhibit A and incorporated herein by reference.

PROJECT AREA COMMITTEE

The Alkali Flat Project Area Committee recommended adoption of the Amendment to the Preliminary Plan to delete the block, by motion, at its meeting of February 21, 1990, and recommended adoption of the Amendment to the Redevelopment Plan, by motion, at its meeting of April 18, 1990.

REPORT REQUIRED BY SECTION 21151 OF THE PUBLIC RESOURCES CODE

An Environmental Impact Report is being prepared for both this Amendment and the proposed Richards Boulevard Redevelopment Plan. It will be transmitted as a supplement to this report, and is incorporated herein by reference.

RptAlkli

PLANNING COMMISSION RESOLUTION NO. 1160

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SACRAMENTO MAKING ITS REPORT
AND RECOMMENDATION ON ADOPTION OF THE
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
ALKALI FLAT REDEVELOPMENT PROJECT

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") has submitted to the Planning Commission of the City of Sacramento (the "Planning Commission") a proposed Amendment to the Redevelopment Plan (the "Amendment") for the Alkali Flat Redevelopment Project (the "Project"), which deletes certain area from the Project; and

WHEREAS, Sections 33453 and 33458 of the Community Redevelopment Law (Health and Safety Code Section 33000 *et. seq.*) provide that the Planning Commission is to review the proposed Amendment and make its report and recommendation thereon to the City Council; and

WHEREAS, Section 65402 of the Government Code provides in part:

"(a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the agency as to conformity with said adopted general plan or part thereof...

* * *

"(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof....";

and

WHEREAS, the General Plan of the City of Sacramento has been prepared and adopted in compliance with the Planning and Zoning Law (Government Code Section 65300 et. seq.; and

WHEREAS, the Planning Commission has considered the proposed Amendment, the Draft Environmental Impact Report, the Amendment, the General Plan of the City, and other pertinent reports;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO DOES RESOLVE AS FOLLOWS:

Section 1. Findings: The Planning Commission hereby finds and determines that:

a. Pursuant to Section 33453 of the Community Redevelopment Law, the proposed Amendment conforms to the General Plan of the City of Sacramento; and

b. Because the purpose of the Amendment is to delete land from the Project, the report required by Section 65402 of the Government Code is not applicable.

Section 2. Report and Recommendations: The Planning Commission hereby reports to the Agency and the City Council of the City of Sacramento the findings referred to in Section 1 hereof, and recommends approval and adoption of the proposed Amendment in its present form.

Section 3. Transmittal: The Planning Director shall transmit a certified true and correct copy of this resolution to the Agency and City Council of the City of Sacramento for consideration as part of the Agency's Report to the City Council regarding the proposed Amendment, and this resolution shall be deemed the report and recommendation of the Planning Commission concerning the proposed Amendment.

PASSED AND ADOPTED this 12 day of April, 1990, by the following vote:


AYES:

NOES:

ABSENT:


Chairman

ATTEST:


Secretary

PCmnRso1

DRAFT

**ALKALI FLAT REDEVELOPMENT PLAN
AMENDMENT**

March 1990

Prepared by

**MC DONOUGH, HOLLAND & ALLEN
for the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE ALKALI FLAT REDEVELOPMENT PROJECT**

1. Substitute in place of the existing Attachment No. 1, the "Legal Description of the Project Area Boundaries", the "Legal Description of the Project Area Boundaries (Revised 1990)", attached hereto as Attachment No. 1 and incorporated herein by reference.
2. Substitute in place of the existing Attachment No. 2, the "Project Area Boundary Map", the "Project Area Boundary Map (Revised 1990)", attached hereto as Attachment No. 2 and incorporated herein by reference.

Attachment No. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

The Project Area is located immediately adjacent to and north of the City's Central Business District, and is illustrated on the Map attached hereto as Exhibit "A." The area comprises 24 blocks of property in residential, commercial and industrial use.

The legal description of the boundaries of the Project Area, as illustrated on the Map attached hereto as Exhibit "A," is as follows:

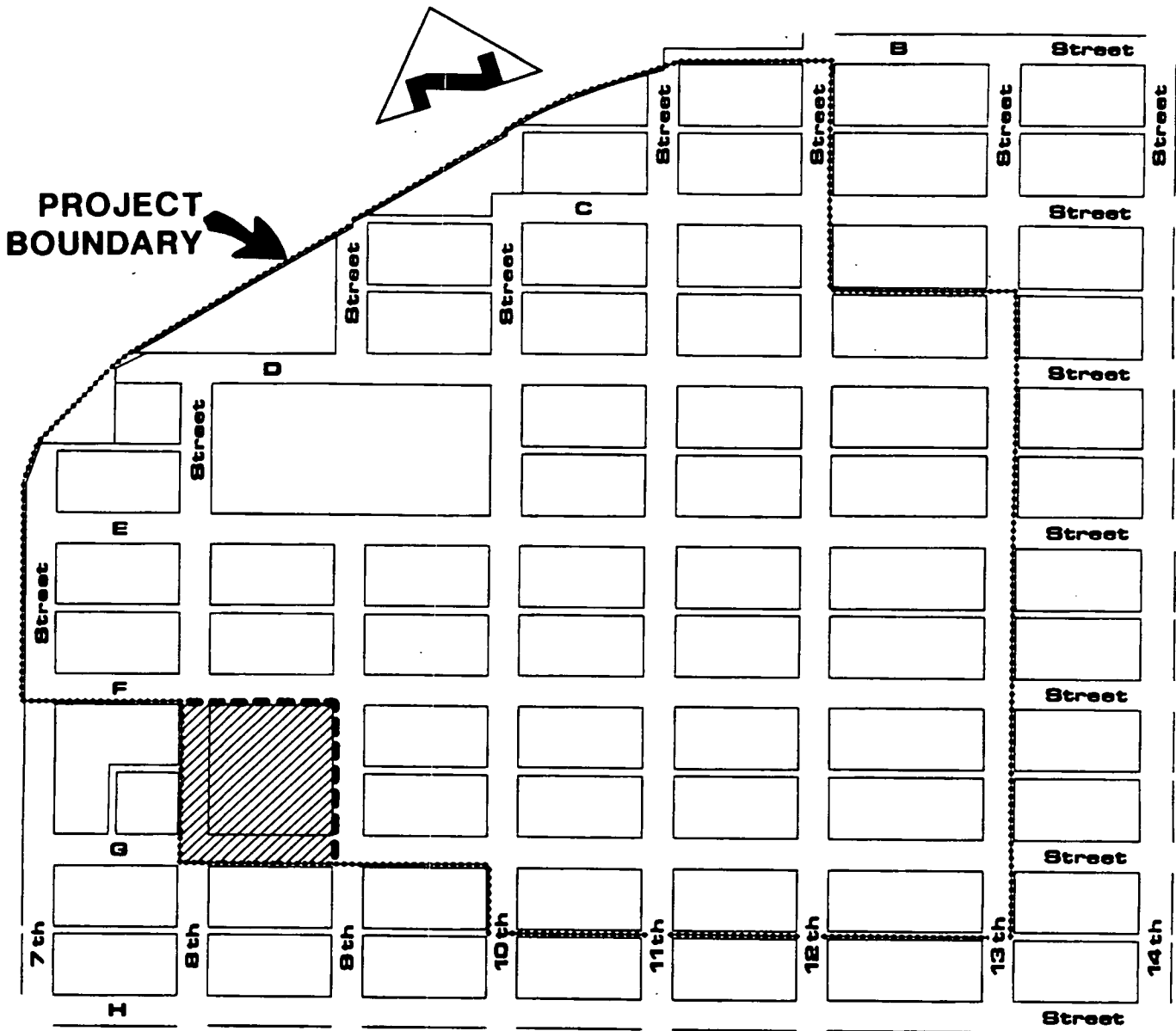
All that real property lying within the boundaries described as:

Beginning at the intersection of the easterly right-of-way line of 13th Street and the southerly right-of-way line of the alley in the blocks between G and H Streets; thence from said point of beginning generally westerly along the southerly right-of-way line of said alley in the blocks between G and H Streets to its interception with the westerly right-of-way line of 10th Street; thence generally northerly along the westerly right-of-way line of said 10th Street to its interception with the southerly right-of-way line of G Street; thence generally westerly along the southerly right-of-way line of said G Street to its interception with the westerly right-of-way line of 9th Street; thence generally northerly along the westerly right-of-way line of said 9th Street to its interception with the southerly right-of-way of F Street; thence generally westerly along the southerly right-of-way line of said F Street to its interception with the westerly right-of-way line of 7th Street; thence generally northerly along the westerly right-of-way line of said 7th Street to its interception with the southerly right-of-way line and property line of the Southern Pacific Railroad; thence generally northerly and easterly along said southerly right-of-way line and property line of the lands of said Southern Pacific Railroad to its interception with the easterly right-of-way line of 12th Street; thence southerly along the easterly right-of-way line of said 12th Street to its interception with the northerly right-of-way line of the alley in the blocks between C and D Streets; thence generally easterly along the northerly right-of-way line of said alley to its interception with the easterly right-of-way line of 13th Street; thence generally southerly along the easterly right-of-way line of said 13th Street to the point of beginning.

Attachment No. 1

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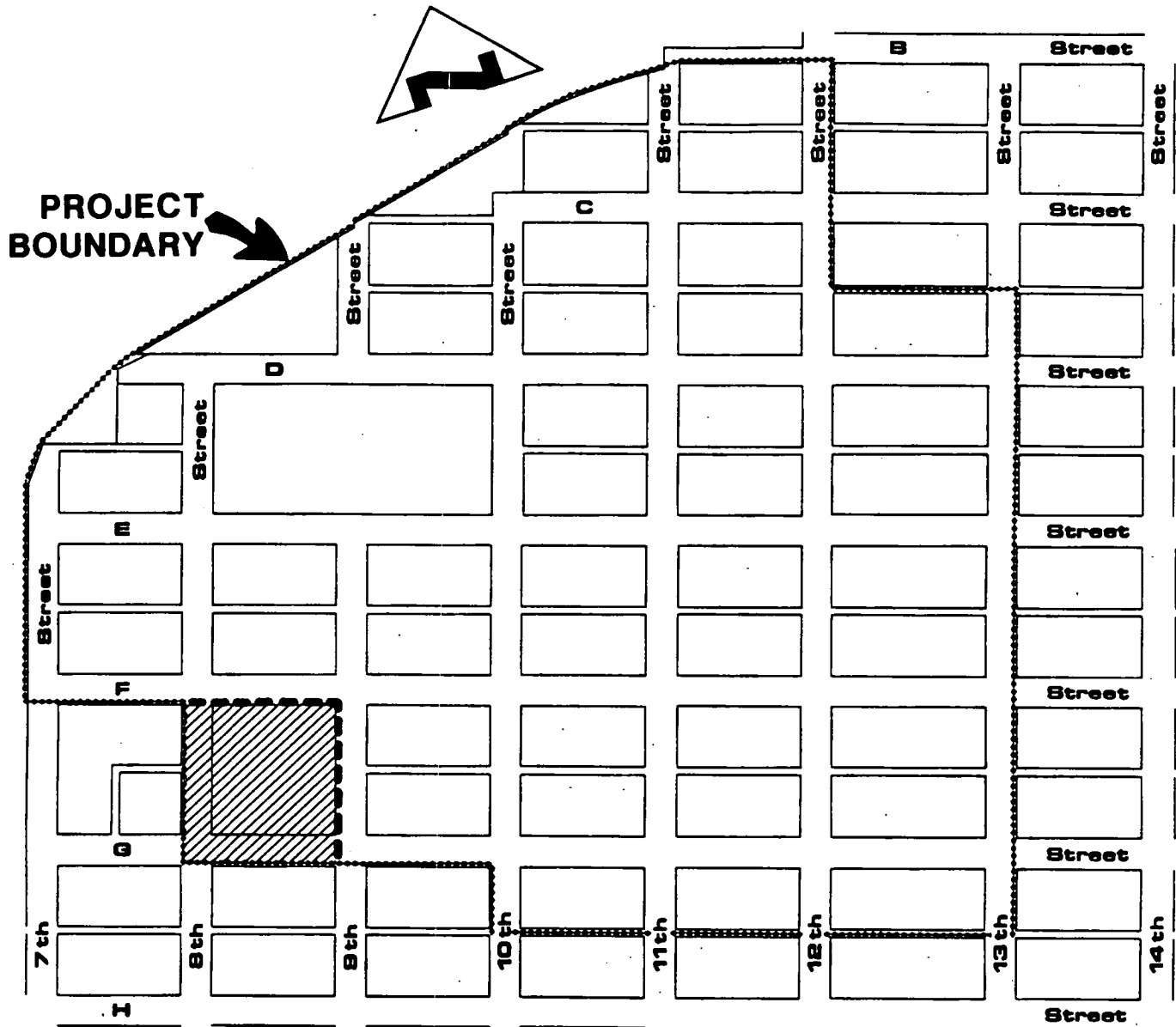
Revised 6/90



- EXISTING BOUNDARY
- AMENDED BOUNDARY (1990)
- DELETED AREA

ALKALI FLAT
PROJECT AREA BOUNDARY MAP

ATTACHMENT NO. 2



- EXISTING BOUNDARY
- AMENDED BOUNDARY (1990)
- DELETED AREA

ALKALI FLAT

PROJECT AREA BOUNDARY MAP

Revised 6/90

**REDEVELOPMENT PLAN
FOR THE
RICHARDS BOULEVARD REDEVELOPMENT PROJECT**

DRAFT

**Adopted:
Ordinance No.**

**Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
SACRAMENTO, CALIFORNIA**

TABLE OF CONTENTS

	<u>PAGE</u>
I. [Section 100] INTRODUCTION	1
II. [Section 200] PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION.....	3
III. [Section 300] PROPOSED REDEVELOPMENT ACTIVITIES	4
A. [Section 301] General	4
B. [Section 302] Owner Participation and Business Reentry Preferences	4
1. [Section 303] Owner Participation.....	4
2. [Section 304] Business Reentry Preferences	5
3. [Section 305] Participation Agreements	6
4. [Section 306] Implementing Rules.....	6
C. [Section 307] Property Acquisition	6
1. [Section 308] Acquisition of Real Property.....	6
2. [Section 309] Acquisition of Personal Property	7
D. [Section 310] Property Management.....	7
E. [Section 311] Relocation of Occupants Displaced by Agency Acquisition.....	7
1. [Section 312] Relocation Housing Requirements	7
2. [Section 313] Replacement Housing Plan.....	7
3. [Section 314] Assistance in Finding Other Locations.....	8
4. [Section 315] Relocation Payments	8
F. [Section 316] Payments to Taxing Agencies for in Lieu Taxes and To Alleviate Financial Burden	8
G. [Section 317] Demolition, Clearance, Public Improvements, Building and Site Preparation	8
1. [Section 318] Demolition and Clearance	8
2. [Section 319] Public Improvements	8
3. [Section 320] Preparation of Building Sites.....	9

	<u>PAGE</u>
H. [Section 321] Property Disposition and Development.....	9
1. [Section 322] Real Property Disposition and Development.....	9
a. [Section 323] General	9
b. [Section 324] Disposition and Development Documents	10
c. [Section 325] Development by the Agency or Other Public Bodies or Entities	10
d. [Section 326] Development Plans.....	11
2. [Section 327] Personal Property Disposition.....	11
I. [Section 328] Cooperation with Public Bodies	11
J. [Section 329] Rehabilitation, Conservation and Moving of Structures	12
1. [Section 330] Rehabilitation and Conservation.....	12
2. [Section 331] Moving of Structures.....	12
K. [Section 332] Low or Moderate Income Housing.....	13
1. [Section 333] Authority Generally.....	13
2. [Section 334] Replacement Housing	13
3. [Section 335] Increase, Improve and Preserve the Supply	13
4. [Section 336] New or Rehabilitated Dwelling Units Developed Within Project Area.....	15
5. [Section 337] Duration of Dwelling Unit Availability and Agency Monitoring.....	15
IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS	16
A. [Section 401] Redevelopment Plan Map and Major Project Area Land Uses.....	16
B. [Section 402] Major Land Uses.....	16
C. [Section 403] Alternative Land Use.....	16
D. [Section 404] Other Land Uses	16
1. [Section 405] Public Rights of Way	16
2. [Section 406] Other Public, Semi-Public, Institutional and Non-Profit Uses	17
E. [Section 407] Interim Uses.....	18

	<u>PAGE</u>
F. [Section 408] General Controls and Limitations.....	18
1. [Section 409] Construction	18
2. [Section 410] Limitation on the Number of Buildings	18
3. [Section 411] Number of Dwelling Units	18
4. [Section 412] Limitations on Type, Size and Height of Buildings	18
5. [Section 413] Open Spaces, Landscaping, Light, Air and Privacy.....	18
6. [Section 414] Signs.....	18
7. [Section 415] Utilities	19
8. [Section 416] Incompatible Uses.....	19
9. [Section 417] Subdivision of Parcels	19
10. [Section 418] Minor Variations.....	19
G. [Section 419] Design Guide	19
H. [Section 420] Building Permits	20
V. [Section 500] METHODS OF FINANCING THE PROJECT	21
A. [Section 501] General Description of the Proposed Financing Method	21
B. [Section 502] Tax Increment Funds.....	21
C. [Section 503] Agency Bonds.....	22
D. [Section 504] Time Limit on Establishment of Indebtedness	23
E. [Section 505] Other Loans and Grants.....	23
VI. [Section 600] ACTIONS BY THE CITY	24
VII. [Section 700] ENFORCEMENT.....	25
VIII. [Section 800] DURATION OF THIS PLAN	25
IX. [Section 900] PROCEDURE FOR AMENDMENT	25
EXHIBIT "A" REDEVELOPMENT PLAN MAP	
EXHIBIT "B" LEGAL DESCRIPTION OF PROJECT AREA	
EXHIBIT "C" PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS	

**REDEVELOPMENT PLAN
FOR THE
RICHARDS BOULEVARD REDEVELOPMENT PROJECT**

I. [Section 100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Richards Boulevard Redevelopment Project (the "Project") in the City of Sacramento (the "City"), County of Sacramento, State of California. This Plan consists of text (Sections 100 through 900), the Redevelopment Plan Map (Exhibit "A"), a Legal Description of the Project Area (Exhibit "B"), and the Proposed Public Improvements and Facilities Projects (Exhibit "C"). This Plan was prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 et seq.; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and all applicable local codes and ordinances.

The definitions of general terms which are contained in the Community Redevelopment Law govern the construction of this Plan, unless more specific terms and definitions therefor are otherwise provided in this Plan.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Project, or this Plan whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superceded by such changes, to the extent necessary to be in conformity with such changes.

The project area (the "Project Area") includes all properties within the Project boundary shown on the Redevelopment Plan Map and described in the Legal Description of the Project Area.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Sacramento, as applied in accord with local codes and ordinances.

This Redevelopment Plan is based upon the Preliminary Plan formulated and adopted by the Planning Commission of the City of Sacramento (the "Planning Commission") on September 14, 1989.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

In general, the goals and objectives of the redevelopment program in the Project Area are as follows:

1. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, specific plans, this Redevelopment Plan and local codes and ordinances.

2. The promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate the capture of commercial sales activity.
3. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of this Redevelopment Plan.
4. The consolidation of facilities of the providers of social services within the Project Area to achieve compatibility with commercial development and to more effectively serve the population.
5. The retention and expansion of as many existing businesses as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the revitalization of the Project Area.
6. The provision for increased sales, business license, and other fees, taxes and revenues to the City of Sacramento.
7. The creation and development of local job opportunities and the preservation of the area's existing employment base.
8. The replanning, redesign and development of areas which are stagnant or improperly utilized.
9. The elimination or amelioration of certain environmental deficiencies, such as substandard vehicular circulation systems; inadequate water, sewer and storm drainage systems; insufficient off-street parking; and other similar public improvements, facilities and utilities deficiencies adversely affecting the Project Area.
10. The expansion of the community's supply of housing (inside or outside the Project Area), including opportunities for low- and moderate-income households.
11. The reduction of the City's annual costs of the provision of local services to and within the Project Area.

Redevelopment of the Project Area pursuant to this Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law by: (1) elimination of areas suffering from economic dislocation and disuse; (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements facilities and utilities; and (5) other means as determined appropriate.

II. [Section 200] PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundary of the Project Area is shown on the Redevelopment Plan Map attached as Exhibit "A," and is described in the Legal Description of the Project Area attached as Exhibit "B."

III. [Section 300] PROPOSED REDEVELOPMENT ACTIVITIES

A. [Section 301] General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Project Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Project and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. [Section 302] Owner Participation and Business Reentry Preferences

1. [Section 303] Owner Participation

Owners of real property within the Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Project Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and owner participation implementation rules adopted by the Agency.

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity for the rehabilitation or development of the owner's property and, if appropriate, other property. An owner who participates in the same location may be required to rehabilitate or demolish all or part of his/her existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from owners and offering other parcels for purchase and rehabilitation or development by such owners, or offering an opportunity for such owners to rehabilitate or develop property jointly with other persons or entities.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Project Area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the Project Area; (9) the necessity to assemble areas for public and/or private development; (10) the requirements of this Plan and applicable laws and regulations of the City of Sacramento; (11) any Design Guide adopted by the Agency pursuant to Section 419 hereof; (12) the feasibility of the participant's proposal; (13) the scope of the participant's proposal; and (14) the superiority of a competing proposal with regard to implementation of the goals of this Redevelopment Plan.

2. [Section 304] Business Reentry Preferences

Business occupants engaged in business in the Project Area shall be extended reasonable preferences to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Redevelopment Plan and business reentry preferences implementation rules adopted by the Agency.

Whenever a business occupant will be displaced by Agency action from the Project Area, the Agency will, prior to such displacement, determine: 1) whether such business occupant desires to relocate directly to another location within the Project Area, or 2) if suitable relocation accommodations within the Project Area are not available prior to displacement, whether such business occupant would desire to reenter in business within the Project Area at a later date should suitable accommodations become available. For those business occupants who desire to relocate directly to another Project Area location, for a period of five years after the effective date of the ordinance adopting this Plan the Agency will make reasonable efforts to assist such business occupants to find accommodations at locations and rents suitable to their needs. A record of the business occupants who cannot be or do not want to be directly relocated within the Project Area, but who have stated that they desire to reenter into business in the Project Area whenever suitable locations and rents are available, will be maintained by the Agency. For a period of five years after the effective date of the ordinance adopting this Plan the Agency will make reasonable efforts to assist such business occupants to find reentry accommodations at locations and rents suitable to their needs. In any event, the Agency shall not be obligated to provide financial assistance to a displaced business occupant in excess of that required by law.

Reentry preferences shall necessarily be subject to and limited by factors such as the following: (1) the extent to which suitable relocation or reentry accommodations exist or are rehabilitated or developed within the Project Area; (2) the extent to which suitable relocation or reentry accommodations are available to displaced business occupants within an acceptable time

period or at rents and other terms that are acceptable to such displaced business occupants, and within their financial means; and (3) the extent to which the Agency has control of the proposed reentry accommodation; (4) the compatibility of the displaced business with available relocation and reentry accommodations; and (5) the requirements of this Redevelopment Plan or any Design Guide adopted by the Agency pursuant to this Redevelopment Plan.

3. [Section 305] Participation Agreements

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 420 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as required by law necessary to make the provisions of this Plan and such participation agreement applicable to their properties. The rights of an owner participant under an approved participation agreement may or may not, at the Agency's option, be transferable upon sale or other disposition of the property.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

4. [Section 306] Implementing Rules

The provisions of Sections 302 through 305 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency. Where there is a conflict between the participation and re-entry preferences provisions in this Plan and such rules adopted by the Agency, the rules shall prevail.

C. [Section 307] Property Acquisition

1. [Section 308] Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Project Area.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the effective date of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not without the consent of the owner, acquire real property on which an existing building is to be continued on its present site and in its present form and use, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon

such property any of the standards, restrictions and controls of this Plan or of any Design Guide adopted by the Agency pursuant to this Plan, and the owner fails or refuses to participate in the Plan or in conformance with any such Design Guide by executing a participation agreement.

2. [Section 309] Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

D. [Section 310] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. [Section 311] Relocation of Occupants Displaced by Agency Acquisition

1. [Section 312] Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

2. [Section 313] Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

3. [Section 314] Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by Agency action in the Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. Such assistance shall be provided pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may also provide housing inside or outside the Project Area for displaced persons.

4. [Section 315] Relocation Payments

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced from property in the Project. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. [Section 316] Payments to Taxing Agencies for In Lieu Taxes and to Alleviate Financial Burden

Subject to the provisions of Section 33401 of the Community Redevelopment Law, the Agency may make the payments specified in this Section 316. In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any City, County, City and County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes. The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are necessary and appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

G. [Section 317] Demolition, Clearance, Public Improvements, Building and Site Preparation

1. [Section 318] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [Section 319] Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the

following: (1) over- and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and transportation facilities; (8) landscaped areas; (9) street and circulation improvements; and (10) flood control improvements and facilities.

3. [Section 320] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove hazardous waste from property in the Project Area in accordance with the requirements of Health and Safety Code Section 33420.5.

H. [Section 321] Property Disposition and Development

1. [Section 322] Real Property Disposition and Development

a. [Section 323] General

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in the County.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council of the City of Sacramento ("City Council") after public hearing in conformance with Section 33433 of the Community Redevelopment Law.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if necessary to effectuate the purposes of this Plan. Real property may also be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

b. [Section 324] Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.

c. [Section 325] Development by the Agency or Other Public Bodies or Entities

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 319 of this Plan, including, without limitation, those set forth in Exhibit "C", Proposed Public Improvements and Facilities Projects.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment project for the Project Area, which

indebtedness may be made payable out of taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 502 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the Community Redevelopment Law.

d. **[Section 326] Development Plans**

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes as they are or as they may be amended from time to time. All development in the Project Area must conform to City and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to Section 419 hereof.

2. **[Section 327] Personal Property Disposition**

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

1. **[Section 328] Cooperation with Public Bodies**

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency may seek the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

J. [Section 329] Rehabilitation, Conservation and Moving of Structures

1. [Section 330] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the reasonable retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of retention, conservation and rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City;
- c. The conservation activities must not preclude the planned or proposed expansion of public improvements, facilities and utilities; and
- d. The conservation activities must not preclude assembly and development of areas in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible or which, in its opinion, do not further the purposes of this Plan.

2. [Section 331] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. [Section 332] Low or Moderate Income Housing

1. [Section 333] Authority Generally

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento and may otherwise cooperate with the Housing Authorities in carrying out the provisions of Section 335 hereinbelow.

2. [Section 334] Replacement Housing

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs, as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost to the same income level of very low income households, lower income households, and persons and families of low and moderate income as the persons displaced from those destroyed or removed units.

3. [Section 335] Increase, Improve and Preserve the Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing cost, as defined by Section 50052.5 of the Health & Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of the Health & Safety Code, and very low income households, as defined in Section 50105 of the Health & Safety Code, unless one of the following findings is made annually by resolution: (1) that no need exists in the City to improve or increase the supply of low and moderate income housing in a manner which would benefit the Project Area, and that this finding is consistent with the Housing Element of the City's General Plan required by Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code; or (2) that some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 502 is sufficient to meet such housing need, and that this finding is consistent with the Housing Element of the City's General Plan required by Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code; or (3) that the City is making a substantial effort to meet its existing and projected housing needs, including its share of the regional housing needs, with respect to persons and families of low and moderate income, particularly very low income households, as identified in the Housing Element of the City's General Plan required by Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code, and that this effort, consisting of direct financial contributions of local funds used to increase and improve the supply of housing affordable to persons and families of low or moderate income and very low income households, is equivalent in impact to the funds otherwise required to be set aside pursuant to Section 33334.2. In

addition to any other local funds, these direct financial contributions may include federal or state grants paid directly to the City and which the City has the discretion of using for the purposes for which moneys in the Low and Moderate Income Housing Fund may be used. The City Council shall consider the need which can be reasonably foreseen because of displacement of persons and families of low or moderate income or very low income households from within, or adjacent to, the Project Area, because of increased employment opportunities, or because of any other direct or indirect result of implementation of this Plan. No finding under this Section 334 may be made until the City has provided or ensured the availability of replacement dwelling units as defined by Section 33411.2 of the Community Redevelopment Law and until it has complied with all requirements within Article 9 of the Community Redevelopment Law (commencing with Section 33410).

In carrying out the purposes of Section 3334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

1. Acquire land or building sites;
2. Improve land or building sites with on-site or off-site improvements;
3. Donate land to private or public persons or entities;
4. Construct buildings or structures;
5. Acquire buildings or structures;
6. Rehabilitate buildings or structures;
7. Provide subsidies to or for the benefit of persons or families of very low, low, or moderate income; and
8. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 334 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 3334.2 of the Community Redevelopment Law.

The funds for these purposes shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund and any repayments or other income to the Agency for loans, advances, or grants, of any kind, from such Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

Pursuant to the requirements of Section 3334.12 of the Community Redevelopment Law, upon failure of the Agency to expend or encumber excess surplus in the Low and Moderate Income Housing Fund within five years from the date the moneys become excess surplus, within the meaning defined in Section 3334.10, of the Community Redevelopment Law, the Agency shall disburse that excess surplus to the Sacramento County Housing Authority or the Sacramento City Housing Authority or another public agency exercising housing development powers within the territorial jurisdiction of the Agency in accordance with of said Section 3334. The housing authority shall utilize the moneys for the purposes and subject to the same restrictions as applicable to the Agency under the Community Redevelopment Law, and for that purpose may exercise all of the powers of a housing authority under the Housing Authorities Law (Section's 34200 *et seq.* of the Health and Safety Code) to the extent not inconsistent with these limitations.

4. **[Section 336] New or Rehabilitated Dwelling Units
Developed Within Project Area**

At least thirty percent (30%) of all new or rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

At least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to very low income households.

The percentage requirements set forth in this Section shall apply independently of the requirements of Section 334 and in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, of this Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units.

If all or any portion of the Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not effect the validity of title to real property.

5. **[Section 337] Duration of Dwelling Unit Availability and
Agency Monitoring**

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 334 and 336 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for not less than the period set forth in Section 800 for the duration of this Plan's development controls.

Pursuant to Section 33418 of the Community Redevelopment Law, the Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the provisions of the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [Section 401] Redevelopment Plan Map and Major Project Area Land Uses

The Redevelopment Plan Map attached hereto illustrates the location of the Project Area boundary, identifies the major streets within the Project Area, and designates the major land uses authorized within the Project Area by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within the Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The major land uses authorized within the Project Area by the General Plan are described below. Other uses may be authorized from time to time by General Plan amendments.

B. [Section 402] Major Land Uses

Major land uses permitted within the Project Area shall include: Heavy Commercial or Warehouse; Industrial; Medium Density Residential; Public Offices; Park, Recreation and Open Space; Transportation, Utilities; and Water. The areas shown on the Redevelopment Plan Map for the foregoing uses may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plan and City ordinances, resolutions and other laws.

C. [Section 403] Alternative Land Use

As an alternative to any of the major permitted land uses in the areas shown on the Redevelopment Plan Map such areas, or any portion of such areas, may, subject to an appropriate amendment of the General Plan with regard to such area, be used for the various types of uses specified for or permitted within such areas pursuant to the provisions of a Special Planning District.

D. [Section 404] Other Land Uses

1. [Section 405] Public Rights of Way

Existing public rights-of-way within the Project Area include:

(a) North-South Streets

Bannon Street	Sunbeam Avenue
Bercut Drive	North 16th Street
No. 3rd Street	7th Street between F and I Streets
Ahern	8th Street between F and I Streets
No. 5th Street	9th Street between F and I Streets
No. 7th Street	10th Street between F and I streets
No. 10th Street	Jibboom Street
Dos Rios Blvd.	Mint Street
Eliza Street	U.S. Interstate 5 Freeway
Sequoia Pacific Blvd.	North 12th Street (State Route 160)

(b) East-West Streets

Vine Street	A Street
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Richards Blvd.	North B Street
Isabel Street	North C Street
Delta Street	North D Street
Sproule	F Street between 7th and 9th Streets
Basler Street	G Street between 7th and 10th Streets
Sitka Street	10th Streets
Dreher Street	H Street between 6th and 10th Streets
McCormack	I Street between 6th and 10th Streets
Thornton Avenue	

Additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development. It is anticipated that Project development will entail vacation and/or realignment of certain streets, and the construction of new major or interior collector streets as necessary to serve Project Area development.

Any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by State and local law, and shall be guided by the following criteria:

- (1) A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing developments proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners under the participation rules adopted by the Agency for the Project, and any participation agreements executed thereunder;
- (2) The requirements imposed by such factors as topography, traffic safety and aesthetics;
- (3) The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient, efficient vehicular access and movement; and
- (4) The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public use, public facilities and public utilities may be retained, amended or created.

2. [Section 406] Other Public, Semi-Public, Institutional and Non-Profit Uses

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

E. [Section 407] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

F. [Section 408] General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [Section 409] Construction

All construction in the Project Area shall, with the exception of the Sacramento City Zoning Code, comply with all applicable state and local laws in effect from time to time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area, including one or more Design Guides adopted pursuant to Section 419 hereof.

2. [Section 410] Limitation on the Number of Buildings

The approximate number of buildings in the Project Area is presently 255 and shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

3. [Section 411] Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

4. [Section 412] Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes and ordinances.

5. [Section 413] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to insure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. [Section 414] Signs

All signs shall conform to City requirements. Design of all proposed new signs shall be submitted prior to installation to the City or to the Agency if requested by the Agency for review and approval pursuant to the procedures permitted by this Plan.

7. [Section 415] Utilities

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible.

8. [Section 416] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

9. [Section 417] Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the appropriate City body, and, if necessary for purposes of this Plan, the Agency.

10. [Section 418] Minor Variations

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any such variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

G [Section 419] Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within the Project Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and

site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of Section 420 hereof. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and architectural quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

H [Section 420] Building Permits

No permit shall be issued for any work pertaining to the construction moving, alteration or addition to any building or structure, the preparation of any site, or the installation of any physical improvement, including grading and landscaping, until application for such permit has been made by the owner or his agent and processed in a manner consistent with all City requirements.

Whenever an application for a building permit for rehabilitation or development of one or more residential dwelling units in the Project Area is received by the City, the City shall request the Agency to review such application and proposed rehabilitation or development for the purpose of monitoring compliance with the provisions of Section 336 of this Plan. In such event, the Agency shall determine whether the provisions of Section 336 are applicable to the proposed rehabilitation or development, and shall notify the City in writing within 25 days of such request the results of its determination, including whether the applicant must enter into an agreement with the Agency before proceeding with the proposed rehabilitation or development.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for the same has been granted all approvals required by the City and the Agency at the time of application.

V. [Section 500] METHOD OF FINANCING THE PROJECT

A. [Section 501] General Description of the Proposed Financing Method

The Agency is authorized to finance the Project with tax increment funds; interest income; Agency bonds; donations; loans from private financial institutions; the lease or sale of Agency-owned property; owner participant or developer loans; sales, use or transient occupancy taxes; participation in development; or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of the Project may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out the Project. As available, public transit sales tax funds and gas tax funds from the state and county may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Project activities.

B. [Section 502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Sacramento, the City of Sacramento, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Sacramento last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and
2. Except as provided in subdivision 3 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise)

incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount identified in subdivision 1 hereof which are attributable a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This subdivision 3 shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

The portion of taxes mentioned in subdivision 2 above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The portion of taxes divided and allocated to the Agency pursuant to subdivision 2 of this Section shall not exceed a cumulative total of \$535,000,000, except by amendment of this Plan. Such limitation is exclusive of: 1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law and Section 316 of this Plan; and 2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

C. [Section 503] Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the Project.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the State, or any of its political subdivisions and neither the City, the State, nor any of its political subdivisions is liable on them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$180,000,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of: 1) any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Sec. 33401 of the Community Redevelopment Law and Sec. 316 of this Plan to

alleviate financial burden; and 2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

D. [Section 504] Time Limit on Establishment of Indebtedness

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project beyond 35 years from the effective date of the ordinance adopting this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. Such time limitation may be extended only by amendment of this Plan.

E. [Section 505] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

VI. [Section 600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
3. Revision of the Zoning Ordinance or adoption of specific plans as appropriate within the Project Area to permit the land uses and development authorized by this Plan.
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency.
6. Provision for administrative enforcement of this Plan by the City after development.
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
8. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
9. Provision of financial assistance in accordance with Section 500 of this Plan.
10. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

VII. [Section 700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

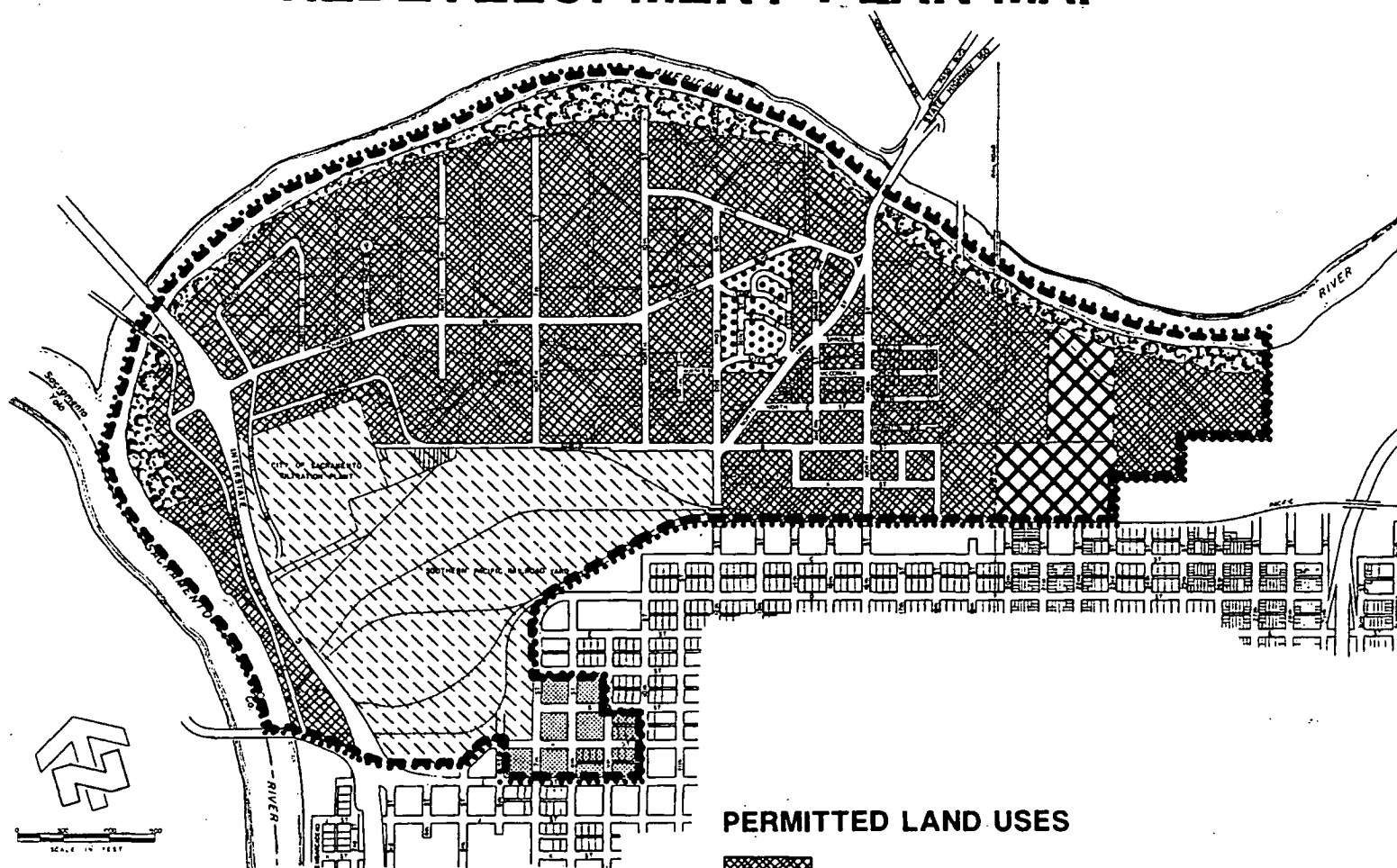
VIII. [Section 800] DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 35 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations.





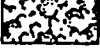
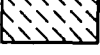

IX. [Section 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure hereafter established by law.

RICHARDS BOULEVARD REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN MAP



PERMITTED LAND USES

-  HEAVY COMMERCIAL OR WAREHOUSE
-  INDUSTRIAL
-  MEDIUM DENSITY RESIDENTIAL
-  PUBLIC OFFICES
-  PARK, RECREATION AND OPEN SPACE
-  TRANSPORTATION, UTILITIES
-  WATER

ALTERNATE LAND USE

-  SPECIAL PLANNING DISTRICT BOUNDARY

-  REDEVELOPMENT PROJECT AREA BOUNDARY

EXHIBIT "B"

Richards Boulevard Redevelopment Project LEGAL DESCRIPTION OF PROJECT AREA

All that portion of the City of Sacramento described as follows:

Beginning at the intersection of the centerlines of the Sacramento River and the "I" Street Bridge; thence from said point of beginning southeasterly along said centerline of "I" Street Bridge and the centerline of "I" Street and Viaduct to the northerly property line of Camellia Place; thence easterly along northerly line of Camellia Place and its easterly projection to its intersection with the centerline of 5th Street; thence northeasterly along said centerline of 5th Street to its intersection with the centerline of 6th Street; thence southwesterly along said centerline of 6th Street to its intersection with said centerline of "I" Street; thence southeasterly along said centerline of "I" Street to its intersection with the westerly right of way line of 10th Street; thence northeasterly along said westerly right of way line of 10th Street to its intersection with the southerly right of way line of "G" Street; thence northwesterly along said southerly right of way line of "G" Street to its intersection with the westerly right of way line of 9th Street; thence northeasterly along said westerly right of way line of 9th Street to its intersection with the southerly right of way line of "F" Street; thence northwesterly along said southerly right of way line of "F" Street to its intersection with the westerly right of way line of 7th Street; thence northeasterly along said westerly right of way line of 7th Street to its intersection with the southerly boundary of the Southern Pacific Railroad Yard; thence northeasterly along said southerly boundary of the Southern Pacific Railroad Yard to its intersection with the northerly prolongation of the centerline of 11th Street; thence southeasterly along said southerly boundary of the Southern Pacific Railroad right of way to its intersection with the centerline of 23rd Street; thence northeasterly along said centerline of 23rd Street to its intersection with the centerline of "A" Street; thence southeasterly along said centerline of "A" Street to its intersection with the centerline of 25th Street; thence northeasterly along the prolongation of said centerline of 25th Street 447.76 feet; thence southeasterly parallel with said centerline of "A" Street 936.08 feet; thence northerly parallel with said centerline of 25th Street to its intersection with the centerline of the American River; thence meandering westerly along said centerline of the American River to its intersection with said centerline of the Sacramento River; thence meandering southerly along said centerline of the Sacramento River to the point of beginning.

Containing 1,310 acres more or less.

EXHIBIT "C"

Richards Boulevard Redevelopment Project PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

A. PUBLIC FACILITIES

1. Construct new detoxification center
2. Expand water treatment plant
3. Construct Public Park
4. Construct County Courthouse Complex or Other Related County Facilities

B. PUBLIC IMPROVEMENTS

1. Streets/Roadway Improvements
 - a. Realign Bannon Street
 - b. Improve 12th/Sunbeam/Sproule Intersection
 - c. Provide Additional Lane -- I-5 off-ramp to Richards
 - d. Construct Richards/SR 160 Intersection Improvements
 - e. Extend North 7th Street
 - f. Extend North 5th Street
 - g. Construct Richards Blvd. -- Alternative Route
 - h. Widen Richards Blvd. to Six Lanes
2. Infrastructure/Utilities
 - a. Increase Capacity of Wastewater Collection System
 - b. Extend Water Mains
 - c. Underground Overhead Utility Wires
 - d. Construct Curbs and Gutters
3. Construct Light Rail Transit Station
4. Open Space Improvements
 - a. Construct Public Access to American River
 - b. Construct Bike Path on American River

Note: This listing of proposed public improvements and facilities is set forth for planning purposes, and shall not be deemed as a limitation on the Agency's authority to implement the Redevelopment Plan.



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



5-29-90
9.3

CITY CLERKS
OFFICE
7

May 21, 1990

Sacramento Housing and
Redevelopment Commission
Sacramento, CA

Honorable Members in Session:

SUBJECT: Receiving Report to Council and Consenting to Joint
Public Hearing on Proposed Redevelopment Plan for
Richards Boulevard Redevelopment Project and Alkali
Flat Plan Amendment

SUMMARY

The attached report is submitted to you for review and
recommendation prior to consideration by the Redevelopment
Agency and City Council of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolutions
approving the receiving the plan and calling for public
hearings.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

Attachment

5-29-90
#9.3

REPORT TO COUNCIL
on the
PROPOSED REDEVELOPMENT PLAN
for the
RICHARDS BOULEVARD REDEVELOPMENT PROJECT

May 1990

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
JUN 5 11 35 AM '90

Prepared by
Redevelopment Agency of the City of Sacramento
in conjunction with
KATZ, HOLLIS, COREN & ASSOCIATES, INC.
for the
CITY COUNCIL OF THE CITY OF SACRAMENTO

TABLE OF CONTENTS

<u>PART</u>		<u>PAGE</u>
	INTRODUCTION	1
I.	REASONS FOR SELECTION OF PROJECT AREA; DESCRIPTION OF SPECIFIC PROJECTS PROPOSED BY AGENCY; DESCRIPTION OF HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE BLIGHT CONDITIONS; AND EXPLANATION OF WHY THE ELIMINATION OF BLIGHT AND THE REDEVELOPMENT OF THE PROJECT AREA CANNOT BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE OR BY THE CITY COUNCIL'S USE OF FINANCING ALTERNATIVES OTHER THAN TAX INCREMENT	3
	A. Reasons for Selection of the Project Area . .	3
	B. Description of Specific Projects Proposed By Agency in Project Area	7
	C. Description of How Projects Proposed by Agency in Project Area will Improve or Alleviate Conditions Described in Part II of this Report	8
	D. Explanation of Why Elimination of Blight and the Redevelopment of the Project Area Cannot Reasonably be Expected to be Accomplished by Private Enterprise Acting Alone or by the City Council's Use of Financing Alternatives other than Tax Increment Financing	9
II.	DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING WITHIN PROJECT AREA	11
	A. Existing Physical Conditions	12
	1. Project Location	12
	2. Land Uses and Structures	12
	3. Predominantly Urbanized Areas	12
	4. Properties Included for Redevelopment Purposes	14
	5. Buildings and Structures	15

PART

PAGE

a.	Deterioration and Dilapidation . . .	15
b.	Defective Design and Character of Physical Construction	16
c.	Age and Obsolescence	17
d.	Mixed Character of Buildings/ Shifting Uses	19
e.	Faulty Interior Arrangement and Exterior Spacing	20
6.	Properties	20
a.	Lots of Irregular Form, Shape and Size	21
b.	Ownership Patterns	22
c.	Inadequate Public Improvements, Facilities and Utilities	22
1)	Transportation, Circulation, and Parking Deficiencies	22
2)	Other Public Improvements, Facilities and Utilities Deficiencies	27
B.	Existing Social Conditions	29
1.	Population	31
2.	Housing	32
3.	Income	33
4.	Employment	34
5.	Crime	34
6.	Prevalence of Social Maladjustment . . .	35
C.	Existing Economic Conditions	36
1.	Economic Setting	36
2.	Prevalence of Impaired Investments . . .	38
a.	Retail Activity	38
b.	Building Permits	40
3.	Prevalence of Economic Maladjustment . .	40

<u>PART</u>		<u>PAGE</u>
III.	PROPOSED METHOD OF FINANCING REDEVELOPMENT OF PROJECT AREA	41
	A. General Financing Methods Available to Agency	41
	B. Proposed Redevelopment Activities and Estimated Costs	41
	1. Public Facilities and Public Improvements	41
	2. Selective Land Assembly and Disposition	41
	3. Structural Rehabilitation	42
	4. Toxics Mitigation	42
	5. Low and Moderate Income Housing	42
	6. Other Redevelopment Activities	42
	C. Estimated Project Revenues	43
	1. Tax Increment Revenue	43
	2. Loans, Grants and Contributions from City, State and Federal Government and from Project Developers	43
	3. Land Sale Proceeds	44
	4. Special Assessment Districts	44
	5. Development Fees	44
	D. Proposed Financing Method and Economic Feasibility of Project	44
	E. Tax Increment Revenue and Bonded Indebtedness Limitations	46
	F. Reasons for Including Tax Increment Financing in Proposed Redevelopment Plan	46
	G. Tax Increment Use Limitations and Requirements	46
IV.	PLAN AND METHOD OF RELOCATION	48
	A. Agency Displacement	48
	B. Relocation in the Event of Agency Displacement	48

PART

PAGE

C.	Rules and Regulations	49
D.	Agency Determinations and Assurances	49
E.	Replacement Housing Plan	51
F.	Relocation Assistance Advisory Program and Assurance of Comparable Replacement Housing	52
1.	Administrative Organization	52
a.	Responsible Entity	52
b.	Functions	53
2.	Information Program	54
3.	Relocation Record	55
4.	Relocations Resources Survey	55
5.	Relocation Payments	55
6.	Temporary Moves	55
7.	Last Resort Housing	55
8.	Grievance Procedures	56
9.	Relocation Appeals Board	56
V.	ANALYSIS OF PRELIMINARY PLAN	57
VI.	REPORT AND RECOMMENDATIONS OF PLANNING COMMISSION AND REPORT REQUIRED BY SECTION 65402 OF GOVERNMENT CODE	58
	Exhibits 1 and 2 Following Page	58
VII.	PROJECT AREA COMMITTEE RECORD	59
A.	Formation of PAC	59
B.	Summary of Minutes of PAC Meetings and Information and Documents Made Available by the Commission	59
C.	PAC Recommendations on Proposed Plan	61
	Exhibits 1 - 3 Following Page	61
VIII.	REPORT REQUIRED BY SECTION 21151 OF PUBLIC RESOURCES CODE (PROJECT ENVIRONMENTAL IMPACT REPORT).	62

<u>PART</u>		<u>PAGE</u>
IX.	REPORT OF COUNTY FISCAL OFFICER	63
	Exhibit 1 Following Page	63
X.	REPORT OF FISCAL REVIEW COMMITTEE	64
XI.	NEIGHBORHOOD IMPACT REPORT	65
	A. Introduction	65
	1. Purpose of Report	65
	2. Relevant Factors	65
	B. Impact on Residents in Project Area and Surrounding Area	66
	1.. Relocation, Traffic Circulation, Environmental Quality and Community Facilities and Services	66
	2. School Population and Quality of Education	66
	3. Property Assessment and Taxes	68
	C. Relocation and Low and Moderate Income Housing	69
	1. Housing Units to be Destroyed or Removed	69
	2. Projected Residential Displacement	70
	3. Number and Location of Replacement Housing	70
	4. Number and Location of Very Low, Low and Moderate Income Housing Planned Other than Replacement Housing	71
	5. Financing Method for Replacement Housing Requirements	71
	6. Timetable for Provision of Relocation and Housing Objectives	71
	D. Other Matters Affecting the Physical and Social Quality of the Environment	72
XII.	ANALYSIS OF REPORT OF COUNTY FISCAL OFFICER; SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES; AND ANALYSIS OF AND RESPONSE TO REPORT OF FISCAL REVIEW COMMITTEE	73

PART

PAGE

A. Introduction	73
B. Analysis of Report of County Fiscal Officer	73
1. Report Requirements	73
2. Analysis of Data Reported by County Fiscal Officer	74
a. Total Assessed Valuation of All Taxable Property Within Project Area as Shown on Base Year Assessment Role	74
b. Identification of Each Taxing Agency Levying Taxes in Project Area	74
c. Amount of Tax Revenue to be Derived by Each Taxing Agency from the Base Year Assessment Roll from the Project Area, Including South Subventions for Homeowners, Business Inventory and Similar Subventions	75
d. Total Ad Valorem Tax Revenue for Each Taxing Agency from all Property Within Its Boundaries, Whether Inside or Outside Project Area	75
e. Estimated First Year Taxes Available to Redevelopment, Broken Down by Taxing Agencies	76
f. Assessed Valuation of Project Area for Preceding Year or for Preceding Five Years, Except for State Assessed Property on Board Roll	76
C. Summary of Consultations with Affected Taxing Agencies	76
D. Analysis of and Response to Report of Fiscal Review Committee	76

TABLES

<u>No.</u>	<u>Title</u>	<u>Following Page</u>
II-1	Estimated Existing Land Uses	12
II-2	Profile of Structural Conditions of Buildings . . .	15
II-3	Structural Conditions Rating Criteria	15
II-4	Profile of Site Conditions	16
II-5	Site Conditions Rating Definitions	16
II-6	Vehicular Accidents in the Project Area	24
II-7	Population Characteristics	31
II-8	Housing Characteristics	32
II-9	Income Characteristics	33
II-10	Employment Characteristics	34
II-11	Crime Incidents	35
II-12	Comparison of Taxable Sales Transactions	38
II-13	Building Permit Valuations	40
		<u>Page</u>
III-1	Estimated Public Improvements and Facilities Costs	41
III-2	Estimated Project Costs	41
III-3	Projected New Development	43
III-4	Projection of Incremental Tax Revenue	43
III-5	Project Cash Flow	44
III-6	Net Project Costs	46

MAPS

<u>No.</u>	<u>Title</u>	<u>Following Page</u>
I-1	Project Area Location	3
I-2	Project Area Boundaries	3
II-1 through II-5	Subdivision Patterns, Irregularly Formed Lots, and Landlocked Parcels . .	21
II-6 through II-7	Safety Issues at High Accident Intersections in the Project Area . . .	25
II-8 through II-10	Access Conditions	26
II-11 through II-13	Proposed Public Improvements and Facilities	27
II-14	Known and Proposed Hazardous Substance Remediation Sites	28

GRAPH

<u>No.</u>		<u>Following Page</u>
II-1	Percentage of Change in Taxable Sales Transactions	38

PHOTOGRAPHS

<u>No.</u>		<u>Following Page</u>
Plates 1-22		40

REPORT TO THE CITY COUNCIL
ON THE PROPOSED REDEVELOPMENT PLAN FOR THE
RICHARDS BOULEVARD REDEVELOPMENT PROJECT

INTRODUCTION

This Report to the City Council ("Report") on the proposed Redevelopment Plan ("Redevelopment Plan") for the Richards Boulevard Redevelopment Project ("Project") has been prepared for the Redevelopment Agency of the City of Sacramento ("Agency") pursuant to Sections 33202 and 33352 of the California Community Redevelopment Law (Health and Safety Code, Section 33000, et. seq.).

The purpose of this Report is to provide the information, documentation and evidence required by Section 33352 of the Community Redevelopment Law ("CRL") to accompany the proposed Redevelopment Plan when it is submitted by the Agency to the City Council. Such information, documentation and evidence is provided to assist the Council in its consideration of the proposed Plan and is making the various determinations it must make in connection with the adoption of the proposed Plan.

This Report is divided into 12 parts which generally correspond to the subdivisions contained within CRL Section 33352, with each part having a separate function as described in the summary listing which follows this paragraph. Certain parts of the Report, as noted in the summary, have been prepared by entities other than the Agency. Section 33352, however, requires the Agency to aggregate and submit such documents as a part of this Report.

Part No. and CRL Section No.	Title	Responsible Entity
Part I [33352(a)]	Reasons for Selection of Project Area; Description of Specific Projects Proposed by Agency; Description of How Proposed Projects Will Improve or Alleviate Blight Conditions; and Explanation of Why Proposed Public Improvements Cannot be Accomplished by Private Enterprise Acting Alone	Agency
Part II [33352(b)]	Description of Physical, Social and Economic Conditions Existing in Project Area	Agency
Part III [33352(c)]	Proposed Method of Financing Redevelop- ment of Project Area	Agency

Part No. and CRL Section No.	Title	Responsible Entity
Part IV [33352(d)]	Plan and Method of Relocation	Agency
Part V [33352(e)]	Analysis of Preliminary Plan	Agency
Part VI [33352(f) [33352(h)]	Report and Recommendations of Planning Commission, and Report Required by Section 65402 of Government Code	Planning Commission
Part VII [33352(g)]	Project Area Committee Record	Agency
Part VIII [33352(i)]	Project Required by Section 21151 of Public Resources Code (Project Environmental Impact Report)	Agency
Part IX [33352(j)]	Report of County Fiscal Officer	Sacramento County Auditor-Controller
Part X [33352(k)]	Report of Fiscal Review Committee	Fiscal Review Committee
Part XI [33352(l)]	Neighborhood Impact Report	Agency
Part XII [33352(m)]	Analysis of Report of County Fiscal Officer; and Summary of Consultations with Affected Taxing Agencies; and Analysis of and Response to Report of Fiscal Review Committee	Consultant

This Report contains all information and documents required by the above CRL sections that could be completed as of May 11, 1990.

IntroRB.Rpt

I. REASONS FOR SELECTION OF PROJECT AREA; DESCRIPTION OF SPECIFIC PROJECTS PROPOSED BY AGENCY; DESCRIPTION OF HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE BLIGHT CONDITIONS; AND EXPLANATION OF WHY THE ELIMINATION OF BLIGHT AND THE REDEVELOPMENT OF THE PROJECT AREA CANNOT BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE OR BY THE CITY COUNCIL'S USE OF FINANCING ALTERNATIVES OTHER THAN TAX INCREMENT

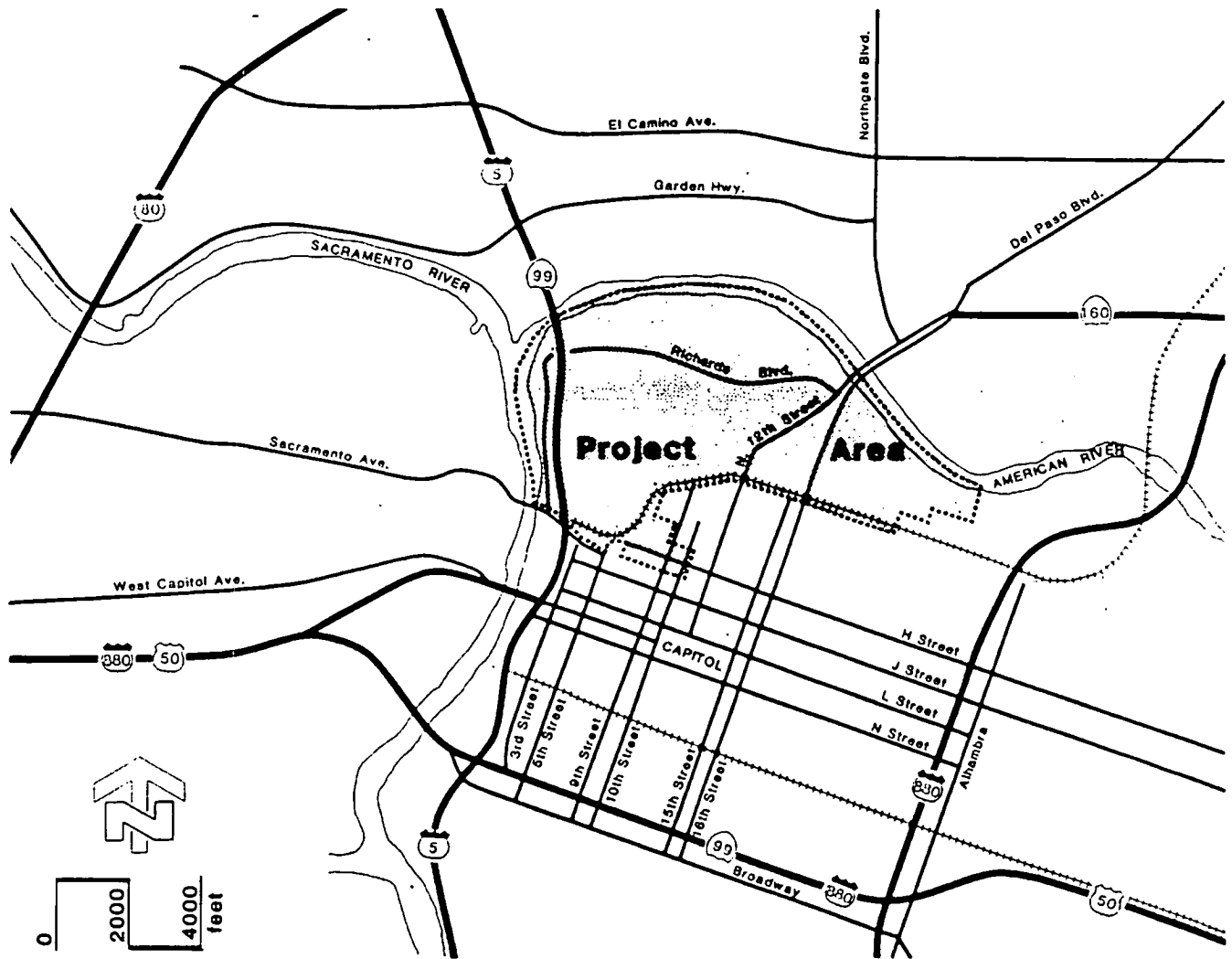
A. REASONS FOR SELECTION OF THE PROJECT AREA

The City of Sacramento is one of the fastest growing communities in the State of California, having increased its population by over 10% between 1980 and 1985. This growth has yielded many benefits to the City, however, noticeably deteriorating is the presence of a significant manufacturing and industrial sector adjacent to the downtown.

The Richards Boulevard Project Area is located immediately north of downtown Sacramento. This area has historically served Sacramento as a center of warehouse and distribution activity, with some additional uses, such as State government offices that are functionally closely related to downtown activities. A small portion of the area extends into the City's local government complex and overlap one block of the Alkali Flat Redevelopment Project. Concomittant with the adoption of the Redevelopment Plan for the Richards Boulevard Redevelopment Project, the Redevelopment Plan for the Alkali Flat Redevelopment Project is being amended to delete the overlapped block from the Alkali Flat Project Area. The general location of the area is shown in Map 1-1, and the area itself is shown in Map 1-2. In all, the Project Area encompasses 1,310 acres.

Although Richards Boulevard is located near the geographic center of the Sacramento metropolitan area and very close to downtown, it is physically isolated from its surroundings. The area is bounded on the north by the American River, on the west by the Sacramento River and Interstate 5, on the south by the Southern Pacific rail yard and tracks, and on the east by the former Sacramento Northern track bed and the vacant land beyond. The large vacant areas place the Project Area at a distance from even its nearest neighbors. Interstate 5 and SR 160 are the area's only links to the rest of the metropolitan area. Moreover, virtually nothing outside the area is visible from inside the area at ground level. The river and railroad levees and I-5 form continuous, solid obstacles that block the view of the flat landscape beyond them. While the downtown skyline is visible, there is no obvious way to get to it; most of the streets that point toward downtown (North 5th, North 7th and North 10th) end at a wall of dirt one long block south of Richards Boulevard.

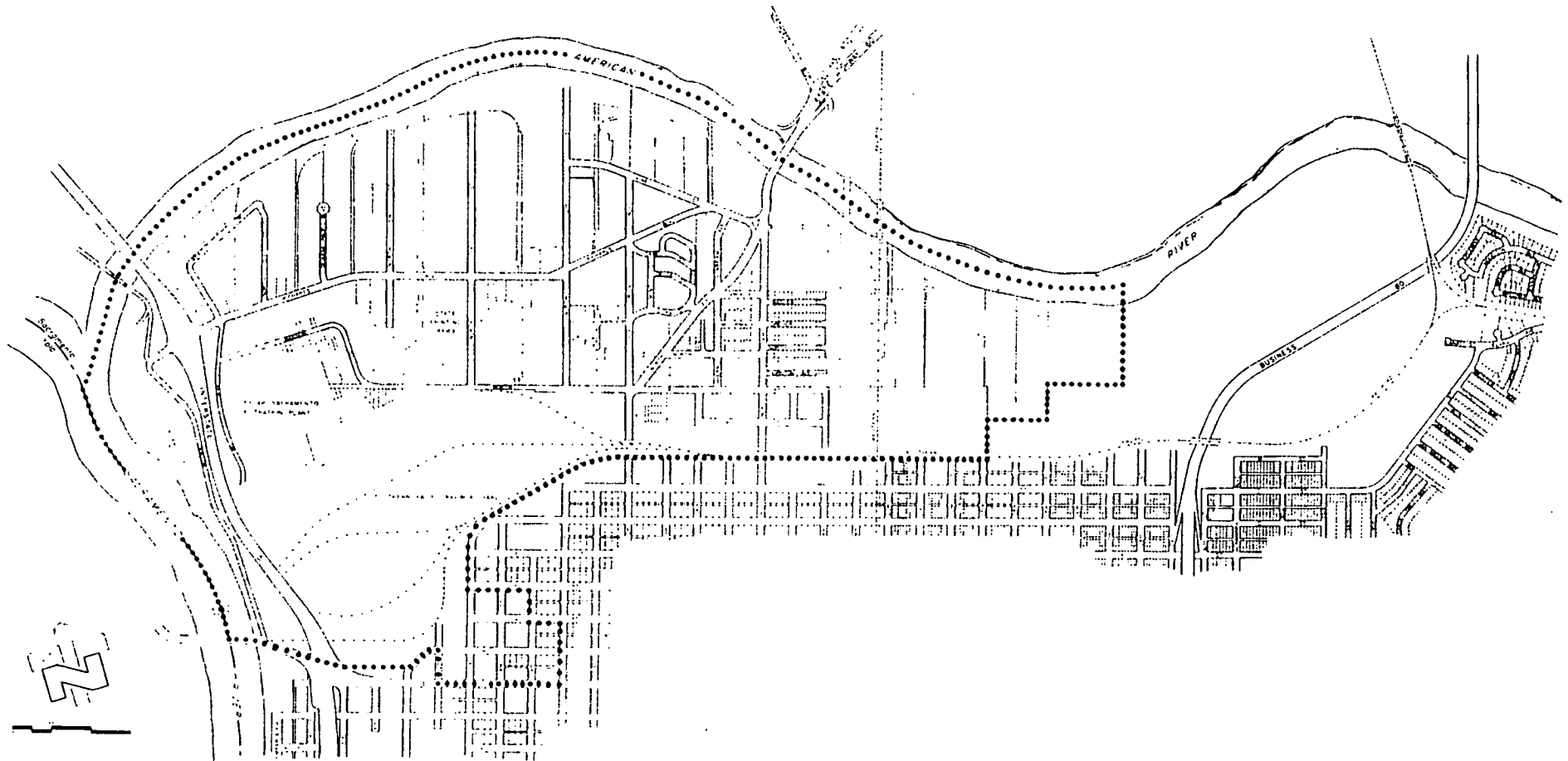
PROJECT AREA LOCATION



RICHARDS BOULEVARD REDEVELOPMENT PROJECT

MAP I-1

PROJECT AREA BOUNDARIES



..... RICHARDS BOULEVARD PROJECT AREA BOUNDARY

RICHARDS BOULEVARD REDEVELOPMENT PROJECT

MAP I-2

Today, Richards Boulevard is an area of contrasts. These contrasts are seen in the diversity of land uses, the range of economic roles played by the area, differences in the condition of its buildings, the disparity in the condition of infrastructure in different parts of the area, and in the variety of public and private sector visions that are held for its future. A description of the varying land uses and corresponding "constraints" has been prepared by the Redevelopment Agency's land use consultant MUNDIE & ASSOCIATES:

"Warehousing and Distribution/Processing & Fabrication"

A majority of the land in Richards Boulevard is occupied by warehouse and distribution facilities or processing and fabrication activities. These facilities generally demand good access to freeways and streets to accommodate large trucks. In older areas such as Richards Boulevard, however, some of the buildings are designed so that trucks must either block traffic as they maneuver into the truck loading spaces or extend into the street when parked at the loading docks. Traffic congestion creates obstacles to the efficient operation of warehouse and distribution facilities, because it effectively reduces accessibility to freeways and therefore to markets.

"Offices"

Offices are a small but growing land use in the Project Area. In the past, the primary concentration of offices was on Bercut Drive and North 3rd Street, in the western part of the area. More recently, additional office nodes have emerged on North 10th Street and North 7th Street. In addition, a number of warehouse buildings contain a significant amount of office use. The requirements of offices are somewhat different from those of the industrial activities (including warehouses and distribution facilities) described above. They require good access for their employees, which may be provided with an adequate street system, public transit or both. The street system will be adequate if it accommodates the requisite number of passenger vehicles, but trucks are not a major concern. In areas with relatively less public transit, the need for parking is relatively greater.

"Social (Indigent) Service Facilities"

Six different service organizations provide indigents with food and shelter, however, these services are provided at opposite ends of the Project Area. Because services are located at a distance from each other, the indigent population maintains a highly visible presence on major thoroughfares. Existing facilities are located adjacent to trucking, manufacturing and near housing units.

"Both the Project Area and the indigent population would be better served if social services were provided at a single/consolidated location. A recently adopted City policy would provide this consolidated facility, but does not cover one privately owned shelter on Bannon Street. As long as this shelter continues to operate from its current location, indigent pedestrian traffic will continue.

"Housing

Enclaves of small houses exist along Bannon Street and east of North 16th Street. The homes east of North 16th Street seem to be in much better condition, and are located on streets with houses on both frontages. The houses on Bannon vary widely in condition, but in general are in worse shape. They occupy only one side of the street, across from the Southern Pacific truck facility.

"While housing can co-exist with commercial activities, that co-existence is often strained. Residents' standards for traffic and noise, in particular, are often much more restrictive than a healthy commercial district could, or would want to, achieve.

"Open Storage

A number of existing firms in the Richards Boulevard area use open storage of equipment and materials. In some instances, the storage yards are orderly and clean; in other, they are not. In general, however, open storage is detrimental to the image of an area, if only because it implies the land itself is in low demand for more intensive uses.

"Scrap Yards

The largest and most visible open air scrap yards are located at the corner of 12th and North B Streets, at the end of the view corridor down North 12th Street. Others exist at the south end of North 5th Street along Bannon Street and at the eastern end of Dreher Street. These yards are dirty and unattractive, and represent an extremely low-value use of land. Their presence discourages investment in new land uses in the area."

From these land use descriptions, examples of obstacles which make up these contrasts may be extracted:

- 1) physical isolation from the downtown due to two rivers, an interstate highway, railroad tracks and a public landfill site which make up its boundaries. These rivers, highways and railroad levees form both physical and visual barriers.

- 2) Portions of the Project Area are not accessible by public streets and therefore, undevelopable. In addition, there is limited north/south circulation between the Project Area and the downtown area.
- 3) There is a lack of vacant land in parcels larger than three acres, for new development, and small parcels are held by multiple owners.
- 4) Some existing land uses actually hinder redevelopment because of their nature or location.
- 5) There are multiple service organizations within the area providing food and shelter at different times and locations. Transients who use these services are highly visible and appear to create public safety concerns for existing businesses, customers and residents.
- 6) The housing stock within the area is between 40 and 50+ years old and in various degrees of deterioration.
- 7) Open storage of materials and equipment is detrimental to the image of the area and a large metal scrap yard is situated on a view corridor towards the downtown.
- 8) Traffic congestion and circulation problems and lack of timely public transit has been charged with impeding the economic growth of the area.
- 9) Existence of hazardous substances in the soil and groundwater on a number of sites within the Project Area.

In response to the circumstances and obstacles listed above, the City of Sacramento determined that a redevelopment plan should be prepared and adopted as a catalyst to future revitalization of the area. On September 14, 1989, the Sacramento City Planning Commission adopted Resolution No. 1120 selecting the Project Area, establishing the boundaries and adopting the Preliminary Plan.

The selection of the Richards Boulevard Redevelopment Project, as shown in Map I-2, was in response to the problems of the area and the need for a significant level of public participation/assistance to solve those problems. Generally, the goals and objectives of the proposed redevelopment program in the Project Area are as follows:

1. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation of the Project Area in accord with the General Plan, specific plans, this Redevelopment Plan and local codes and ordinances.
2. The promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate the capture of commercial sales activity.

3. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of this Redevelopment Plan.
4. The consolidation of facilities of the providers of social services within the Project Area to achieve compatibility with commercial development and to more effectively serve the population.
5. The retention and expansion of as many existing businesses as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the revitalization of the Project Area.
6. The provision for increased sales, business license, and other fees, taxes and revenues to the City of Sacramento.
7. The creation and development of local job opportunities and the preservation of the area's existing employment base.
8. The replanning, redesign and development of areas which are stagnant or improperly utilized.
9. The elimination or amelioration of certain environmental deficiencies, such as substandard vehicular circulation systems; insufficient off-street parking; and other similar public improvements, facilities and utilities deficiencies adversely affecting the Project Area.
10. The expansion of the community's supply of housing (inside or outside the Project Area), including opportunities for low- and moderate-income households.
11. The reduction of the City's annual costs of the provision of local services to and within the Project Area.

B. DESCRIPTION OF SPECIFIC PROJECTS PROPOSED BY AGENCY IN PROJECT AREA

As described more fully in later sections of this report, the Agency proposes to prepare and adopt plans (e.g., Specific Plan and Urban Design Guidelines) to facilitate redevelopment; consolidate social service facilities and construct a detoxification facility; acquire non-conforming residential units and relocate residents; improve and construct infrastructure to meet development needs; improve public transit to and within the area; enhance the area's appearance by placing overhead wires underground, providing incentives for landscape and frontage improvements, and improve physical and visual access to the river parkway system, etc. Details of the proposed program of activities, estimated Agency costs and proposed

financing methods are set forth in Part III of this Preliminary Report. Land use planning leading to a Specific Plan designation and urban design guidelines will be developed following the adoption of the Plan. The allocation of resources to accomplish the goals and objectives of the Plan will occur during the annual program budget process. The development of implementation strategies and priorities will be accomplished in consultation with the community and the duly appointed Project Area Committee (PAC).

C. DESCRIPTION OF HOW PROJECTS PROPOSED BY AGENCY IN PROJECT AREA WILL IMPROVE OR ALLEVIATE CONDITIONS DESCRIBED IN PART II OF THIS REPORT

Existing physical, social and economic conditions within the Project Area are described in Part II of this report. It is shown that the area suffers from a multitude of problems of such nature and degree that it may be found to be a blighted area under the criteria established in the California Community Redevelopment Law (CRL). As required by the CRL, and as demonstrated in Part II, the problems affecting the Project Area are of such nature and degree that they cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone without public participation and assistance.

The Agency proposes a program of redevelopment activities that will systematically address the conditions of blight within the Project Area. Financial assistance for selective property acquisition, demolition, and relocation as necessary would serve to remove the conditions of buildings suffering from deterioration and dilapidation, age and obsolescence, and defective design and character of physical construction. Transportation and circulation deficiencies would be improved by the reconstruction and construction of streets, and financial participation in the area assessment district. The lots that are of irregular form, shape and size can be acquired by the Agency for assembly into parcels suitable for development. The Agency can selectively acquire key properties, with demolition and relocation as needed, to solve the problem of mixed character of buildings and eliminate shifted uses that are inappropriate. The alleviation of specific blighting influences in the Project Area should work to create an investment environment in which private developers and property owners have the incentive and the means to redevelop their properties. The Agency's program of activities should alleviate the current constraints to development in the Project Area. The Agency's public improvements program should also alleviate obstacles that currently exist to new development in commercial and industrial sectors. Such development projects would stimulate the job producing economy in the Project Area by creating more employment

opportunities for skilled, semi-skilled and unskilled labor forces which in turn would improve the socio-economic situation of the residents. New commercial development offering retail goods would result in more Sacramento residents and workers shopping in the area which would generate sales tax revenues for the City. The funds to be derived from the Project will be used to increase and improve the supply of low and moderate income housing and will help to alleviate the shortage of quality affordable housing in the City of Sacramento.

D. EXPLANATION OF WHY THE ELIMINATION OF BLIGHT AND THE REDEVELOPMENT OF THE PROJECT AREA CANNOT REASONABLY BE EXPECTED TO BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE OR BY THE CITY COUNCIL'S USE OF FINANCING ALTERNATIVES OTHER THAN TAX INCREMENT FINANCING

The physical, social and economic conditions existing in the proposed Project Area are described in Part II of this Report to City Council. As illustrated in Part II, these conditions are such that private enterprise acting alone has been unable and/or unwilling to undertake the actions necessary to eliminate deficiencies in the area's public improvement system, building stock and parcelization pattern.

The numerous property owners and oddly shaped and inadequately sized parcels place critical restraints upon reinvestment. For example, a property owner's ability to expand on a particular parcel or a developer's ability to develop a lot is severely constrained by the development's ability to meet such building code standards as sideyard, setback, landscaping, circulation and parking space requirements. Thus, more than one lot is typically required for development of a project of adequate size for economic feasibility. However, numerous parcels under different ownerships, like those in the Project Area, make it very difficult to assemble sites of adequate size for economic usefulness. Redevelopment, however, can assist in the assembly of sites. The Agency can also assist in the recycling of land affected by public improvement projects such as the realignment or removal of Bannon street.

Redevelopment provides a vehicle for the development and implementation of a long term, comprehensive plan for the economic and physical revitalization of the proposed Project Area. Just as private enterprise acting in its own self interest can provide design guidelines to address such problems. Among the other goals and objectives, a comprehensive plan implemented cooperatively by the Agency and City can address, which private enterprise is unable to unwilling to undertake, are: enhancing the Richards Boulevard Project Area as a viable mixed use area, improving traffic and circulation flows in the area, improving infrastructure, removing blighting influences, creating a visually unified and planned environment, and improving linkages between the Project Area and adjacent areas.

The public improvements that the Agency proposes to undertake through redevelopment (described in Parts II and III of this report) are intended primarily to eliminate impediments to private development in the Project Area and better serve existing businesses, owners, and patrons. Many of the improvements are areawide in nature and serve the entire Project Area rather than specific development sites, and thus would be infeasible for a private developer of a single property to undertake. Moreover, some of these deficiencies are blighting influences that have discouraged private investment from taking place to date and are improvements typically provided by most municipal jurisdictions. If the City were to require private developers to assume these additional costs, it could further dissuade private investment in the Project Area, since there are competitive development sites available outside of this area without such extra costs.

A list of the public improvements proposed to eliminate blighting conditions in the Project Area and the estimated costs of those improvements is located in Part III of this Report. As is shown in Table III-1 the cost of the public improvements proposed in the Richards Boulevard Redevelopment Project is not expected to be borne solely by the Project. The magnitude of these improvements requires the use of other alternative funding sources. Just as redevelopment funding sources cannot entirely support the needed public improvements, neither can other funding sources available to the City. And, given the present condition of the Project Area, additional developer impact fees could be a further impediment to reinvestment.

As will become apparent throughout this report, the Project Area's isolation from the Downtown and adjacent areas has resulted in the low density uses and lack of public improvements which in turn make the area an undesirable place to do business. In addition, problems with lack of circulation within the area as well as a lack of basic infrastructure improvements have led to an inability to maintain the competitiveness of the Project Area in relation to other areas in the Sacramento region. The site improvements needed to revitalize the Project Area and the infrastructure improvements needed to improve access to it are so extensive and at such a cost that private enterprise could not bear such costs alone.

Redevelopment of the Project Area pursuant to the Redevelopment Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law by: 1) elimination of areas suffering from economic dislocation and disuse; 2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; 3) protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and 5) other means as deemed appropriate.

II. DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING WITHIN PROJECT AREA

Information presented in this section of the Preliminary Report on the proposed Redevelopment Plan was obtained from a variety of sources including:

1. Windshield surveys of Project Area conditions by Agency staff and consultants, from which preliminary Project Area boundaries were derived.
2. Field surveys and pictorial records of structural and site conditions of buildings and properties in the Richards Boulevard Area, conducted by staff during the spring and fall of 1989.
3. Interviews with Agency and City staff and public officials.
4. City of Sacramento General Plan, January 1988.
5. Richards Boulevard Implementation Strategy by MUNDIE AND ASSOCIATES
Report 1: Reconnaissance, September 1989
Report 2: Candidate Actions, October 1989
Report 3: Alternative Strategies, October 1989
Report 4: Implementation Strategy, January 1990
6. Demographic estimates and projections by Donnelly Marketing Information Services, October 1989.
7. "Interested Parties" Report on Richards Boulevard as a Redevelopment Project Area, May 1988. (Sacramento Housing and Redevelopment Agency)
8. Gross taxable retail sales for the Richards Boulevard Industrial Area, November 1989 (City of Sacramento Revenue Division); and Taxable Sales in California, State Board of Equalization, Annual Reports, 1985-1988.
9. Reports on "Relocation of the Public Inebriate Facility," September & November 1988 (Sacramento Housing and Redevelopment Agency)
10. "Targeted Industry Study" prepared by The Fantus Company, October 1987.
11. "Application for Designation of the Downtown/Richards Boulevard Area as an Enterprise Zone" November 1987 (City of Sacramento)

A. Existing Physical Conditions

1. Project Location

The Project Area as illustrated in Map I-2 is one contiguous area. Its boundaries encompass the Richards Boulevard industrial area, portions of the Sacramento and American River parkways, the SMUD Cogeneration Plant, an elevated portion of Interstate 5 and State Route 160 and the Southern Pacific Railroad Depot and freightyards.

2. Land Use and Structures

The Project Area is approximately 1,310 acres, which have been subdivided into 704 separate parcels with commercial, industrial, transportation, utilities, residential and public uses including social services. These 704 parcels reflect 226 separate ownerships according to the County of Sacramento Assessor's Office records.

Existing land uses are described in Table II-1 and include 403 acres (31 percent) of commercial uses; 65 acres (5 percent) of industrial uses; 16 acres (1 percent) of residential uses; 23 acres (2 percent) of public uses; 293 acres (22 percent) of transportation and utilities uses; 210 acres (16 percent) of street and freeway right-of-way, and 67 acres (5 percent) of Park, Recreation and Water uses. Evidence exists that portions of now vacant land was previously developed but has since been demolished. Currently 233 acres (18 percent) of the total Project Area is vacant.

3. Predominantly Urbanized Area

Section 33320.1 of the California Community Redevelopment Law requires redevelopment projects selected after January 1, 1984 to be "predominantly urbanized," which means that: 1) not less than 80 percent of the privately owned property has been or is developed for urban uses (uses which are consistent with zoning or otherwise permitted by law); or 2) the area is characterized by certain defined blight conditions; or 3) the area is an integral part of an area developed for urban uses. The Project Area qualifies as predominantly urbanized under all three of the given criteria as set forth below.

- 1) Despite its built-up character, the Richards Boulevard area has some remaining vacant land. The major vacant area lies east of 16th Street, and extends to the eastern edge of the Project Area. This expanse, which is held in approximately six different ownerships, has no vehicular access. It is estimated that this land comprises less than 10% of the Project Area.

TABLE II-1

RICHARDS BOULEVARD PROJECT AREA

EXISTING LAND USES - ESTIMATED ACREAGE

<u>LAND USE</u>	<u>APPROXIMATE ACREAGE</u>	<u>PERCENT OF AREA</u>
Commercial	403	31%
Industrial	65	5%
Residential	16	1%
Public Office	23	2%
Utilities/Transportation	293	22%
Parks/Recreation/Water	67	5%
Vacant	233	18%
Street and Freeway Right-of-Way	210	16%

TOTAL	1,310	100%

Source: City and Agency real estate records;
Developer information; field surveys, November 1989.

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Other vacant lands are located throughout the Project Area. One site, north of Vine Street west of Dos Rios Boulevard, is under construction for a warehouse and office/warehouse buildings as of the second half of 1989. Other relatively large vacant properties lie along North 10th Street south of Richards Boulevard and along North B Street immediately east of Bannon Street. A few small vacant parcels are located in the area between North 12th Street and North 16th Street. These parcels comprise approximately 8% of the Project Area.

In conclusion, at least 82% of the existing privately owned property has been developed for urban use.

- 2) As discussed in a later section of this report, the Project Area contains lots that are of irregular form and shape and inadequate size, which have contributed to the economic deterioration, dislocation and disuse of the area. This is one of the specified blight conditions which qualify areas as being predominantly urbanized.
- 3) The Project Area is located in a portion of Sacramento County which is completely urbanized (i.e., has been developed at some time in the recent past) and is served by infrastructure which minimally serves such urban uses. Therefore, it qualifies as a predominantly urbanized area in that it is an integral part of an area which has been developed for urban uses.

4. Properties Included for Redevelopment Purposes

Certain properties within the Project Area are not deteriorated properties. These properties have been included:

- 1) in order to plan and carry out the Project as a uniform whole;
- 2) because such properties are impacted by the substandard conditions existing on surrounding properties, and correction of such conditions may require the imposition of design, development, or use requirements on the standard properties in the event they are rehabilitated or redeveloped by their owners;
- 3) because such properties will share in the physical, social and economic benefits which will accrue to the area through the elimination of substandard conditions, including the replacement or provision of new public improvements and facilities serving the Project Area; and
- 4) because such properties are part of a blighted area.

For example, in certain areas there are some relatively new industrial and commercial outlets adjacent to deteriorated structures or in areas with major infrastructure deficiencies. In order to devise a revitalization program for the area as a uniform whole, these properties, while not deteriorated, have been included for planning purposes.

5. Buildings and Structures

The condition of building stock is a direct indication of deterioration and a reflection of the underlying market conditions which support the process. The Richards Boulevard Project Area is characterized by the existence of buildings and structures that are in varying states of deterioration, may be obsolete, and which in certain cases are unfit or unsafe to occupy due to factors described below.

a. Deterioration and Dilapidation

As previously noted, field surveys of the exterior condition of each building in the Project Area were conducted. The results of these surveys indicate that a significant portion of the building stock in both residential and non-residential sectors is either dilapidated or deteriorating. Out of the total 543 Project Area structures surveyed, 24 percent are in sound condition, 58 percent are in need of minor rehabilitation, 16 percent are in need of major rehabilitation, and 2 percent are in need of extensive reconstruction. Table II-2 shows the results of the physical survey, and Table II-3 identifies the rating criteria used for survey purposes. Plates 1 and 2 illustrate examples of deteriorated structures.

Within the non-residential sector (which includes retail, industrial, office, and other commercial uses), the survey results indicate that of the 222 structures evaluated, 37 percent are in sound condition, 29 percent are in need of minor rehabilitation, 30 percent are in need of major rehabilitation, and 3 percent are in need of extensive reconstruction. The high proportion of non-residential structures in the Project Area in need of some form of reinvestment is indicative of shifting uses and declining economic activity in the area, as discussed in Section C of this Report - Existing Economic Conditions.

Of the 31 retail buildings surveyed, 48 percent are in sound condition, 32 percent are in need of minor rehabilitation, 16 percent are in need of major rehabilitation, and 3 percent are in need of extensive reconstruction.

Of the 78 industrial buildings surveyed, 5 percent are in sound condition, 30 percent are in need of minor rehabilitation, 59 percent are in need of major rehabilitation, and 6 percent are in need of extensive reconstruction. Among the non-residential structures surveyed, industrial buildings in the Project Area exhibited the most advanced stages of deterioration.

TABLE II-2

RICHARDS BOULEVARD PROJECT AREA**PROFILE OF STRUCTURAL CONDITIONS BY BUILDINGS**

<u>Type¹</u>	<u>A</u> <u>Excellent/Good</u> <u>Condition</u>		<u>B</u> <u>Minor</u> <u>Rehabilitation</u>		<u>C</u> <u>Major</u> <u>Rehabilitation</u>		<u>D</u> <u>Extensive</u> <u>Reconst./Demolition</u>		<u>Total</u>	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
I. Non-Residential										
Retail ²	15	(48.0)	10	(32.0)	5	(16.0)	1	(3.0)	31	(100)
Industrial	4	(5.0)	23	(29.0)	46	(59.0)	5	(6.0)	78	(100)
Office	11	(92.0)	1	(8.0)	0	(0.0)	0	(0.0)	12	(100)
Other Commercial ³	53	(52.0)	31	(31.0)	16	(16.0)	1	(1.0)	101	(100)
Sub-Total	83	(37.0)	65	(29.0)	67	(30.0)	7	(3.0)	222	(100)
II. Residential										
Single	5	(14.0)	15	(41.0)	12	(32.0)	5	(14.0)	37	(100)
Multi-Family	1	(.25)	224	(99.5)	2	(.25)	0	(0.0)	227	(100)
Sub-Total	6	(2.0)	239	(91.0)	14	(5.0)	5	(2.0)	264	(100)
III. Other ⁴	39	(68.0)	12	(21.0)	6	(11.0)	0	(0.0)	57	(100)
Total (I, II, III)	<u>128</u>	<u>(24.0)</u>	<u>316</u>	<u>(58.0)</u>	<u>87</u>	<u>(16.0)</u>	<u>12</u>	<u>(2.0)</u>	<u>543</u>	<u>(100)</u>

¹ Building uses as listed on this table have been categorized based on the square footage of the dominant use within each building.

² Includes typical retail uses as gas stations, auto repair shops, and other automobile related services.

³ Includes motels, restaurants and warehouses.

⁴ Includes private and public institutional and cultural facilities.

NOTE: Developments under construction not rated.

TABLE II-3

RICHARDS BOULEVARD PROJECT AREA

STRUCTURAL CONDITIONS RATING DEFINITIONS
(relates to Table II-2)

<u>Category</u>	<u>Definition</u>
A	Excellent/Good Condition - Up to date construction or well maintained older construction which exhibits no obvious structural deterioration or code violations.
B	Minor Repairs - Older or poorly maintained newer construction which exhibits visual evidence of minor structural deterioration and/or code violations and/or code deficiencies.
C	Major Repairs - Older or outdated structures, which exhibit poor construction, such as unreinforced masonry; with visual evidence of structural decline such as sagging roof or walls, unrepaired holes in the structure, crumbling foundation; numerous minor code violations, and/or deficiencies.
D	Extensive Reconstruction/Dilapidated - Old and very old construction, usually antiquated or deficient design; visual evidence of heavy or severe structural decline, such as collapsing walls or roof, missing support structure, two or more major code violations or deficiencies.

Based on the results of the physical survey of non-residential structural conditions in the Project Area, there appears to be a substantial proportion of buildings which are dilapidated and in need of some form of reinvestment. Indeed, 33 percent of non-residential buildings in the Project Area require either minor rehabilitation, major rehabilitation or extensive reconstruction with 30 percent of buildings in need of major or extensive rehabilitation/reconstruction.

The residential building stock in the Project Area also contains deteriorating structures. Within the residential sector (which includes single and multi-family uses), 264 single and multi-family structures were surveyed. Of the 37 single family structures surveyed, 14 percent were found to be in sound condition, 41 percent are in need of minor rehabilitation, and 32 percent are in need of major rehabilitation. Of the 227 multi-family structures surveyed (primarily the Dos Rios Housing Project, which was constructed in 1942), one quarter of one percent are in sound condition, 99.5 percent are in need of minor rehabilitation, and one quarter of one percent are in need of major rehabilitation.

Overall, the physical survey of residential structures in the Project Area indicates that approximately 98 percent of the housing is in need of some form of reinvestment.

In addition to structural conditions, exterior site conditions in the Project Area were also surveyed. The results of this portion of the physical survey are shown in Table II-4, and the rating criteria used is contained in Table II-5. Table II-4 shows that of the 230 non-residential sites surveyed, 27 percent are well maintained, 36 percent are moderately maintained, and 37 percent are poorly maintained. Of the residential sites surveyed, 21 percent are well maintained, 51 percent are moderately maintained, and 28 percent are poorly maintained. Plates 3 and 4 show examples of sites in the Project Area that are badly in need of care and maintenance.

b. Defective Design and Character of Physical Construction

Buildings of any type may suffer deterioration or disuse, or may contribute to such problems in other buildings, due to inherent defects in design or character of physical construction. Such defects may exist from the time that a given building was constructed; or they may evolve as uses within the building or within surrounding buildings change over a period of time. There are numerous examples within the Project Area of defective and obsolete design in physical construction, especially in the heavy commercial and industrial areas.

TABLE II-4

RICHARDS BOULEVARD PROJECT AREAPROFILE OF SITE CONDITIONS¹

<u>Type</u>	A Well <u>Maintained</u>		B Moderately <u>Maintained</u>		C Poorly <u>Maintained</u>		<u>Total</u>	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
I. Non-Residential	63	(27.0)	82	(36.0)	85	(37.0)	230	(100)
II. Residential	9	(21.0)	22	(51.0)	12	(28.0)	43	(100)
Total I and II	72	(26.0)	104	(38.0)	97	(36.0)	273	(100)

¹ The number of parcels and structures rated in this table and in Table II-2 are not equal due to: the occurrence of multiple structures on single sites; the number of vacant parcels and the number of parcels presently without structures.

NOTE: Parcels with developments under construction were not rated for site maintenance.

NOTE: Dos Rios Housing Project is included as one site.

TABLE II-5

RICHARDS BOULEVARD PROJECT AREA

SITE CONDITIONS RATING DEFINITIONS
(relates to Table II-4)

<u>Category</u>	<u>Definition</u>
A	Well Maintained - Areas surrounding structure or vacant parcels are neat and well maintained. These include landscaped areas, parking lots, paved surfaces, and open storage and work areas. There is no litter or debris scattered about; equipment, machinery and other materials stored at the site are arranged in an orderly fashion. Vegetation is healthy and well trimmed. Fences and storage sheds are in good repair.
B	Moderate Maintenance Required - Site needs minor maintenance such as, weeding or trimming overgrown vegetation, cleaning up strewn debris, and stacking of equipment or other materials.
C	Poor Maintenance - Site appears to receive little or no maintenance. Considerable debris, equipment or other materials are scattered about the site, covered surfaces are in need of repaving, vegetation is overgrown and unhealthy looking, and dirt surfaces are rutted and not compact. Fences and storage structures are in need of repair.

Plate 5 illustrates examples of defective design prevalent throughout the Project Area and shows a) a building with exposed and deteriorating utilities and piping; b) miscellaneous and sporadic fencing along a public right-of-way including a razor wire security system; c) an inappropriate addition between two commercial structures; and d) boarded up structure with illegal and insufficient parking.

c. Age and Obsolescence

Age and obsolescence in the Richards Boulevard Project Area is found in the layout of the land as well as the age of properties in equal proportions. Both of these factors must be taken into consideration in evaluating the ability of the existing physical environment in the Project Area to accommodate the present day needs of the community, including shifts in the space requirements of businesses, and evolving infrastructure and other physical transformations.

As previously noted, the number of parcels in the Project Area is 704, and these parcels are held by approximately 225 separate ownerships. Since the size of the Project Area is 1,310 acres, it appears at a glance that although there are a significant number of parcels, multiple parcels are held by some owners. Howbeit, a review of ownership maps reflects that considerable properties are held in non-contiguous ownerships. This factor is problematic because these parcels may need to be aggregated in order to assemble enough land for new development.

Moreover, throughout the Project Area, there are inoperative railroad tracks which once served industry in the area. Today, the railroad tracks dissect parcels and have been built over by structures erected at varying times over the recent past. Plate 6 illustrates this situation and shows overgrown railroad tracks running through private properties and over a major thoroughfare, Richards Boulevard, and again on "A" Street. The prevalence of obsolete subdivisions and railroad lines such as those described above frustrate the potential for redevelopment to occur under normal market conditions, as the costs of assembling and site work of this land system for proper usefulness and development would be prohibitive, if not impossible, by the private sector acting alone.

Many residential and industrial buildings in the Project Area are aging and show signs of deterioration and neglect. As noted earlier, almost 98 percent of residential structures are in need of minor to major rehabilitation. As the area continues to change from an industrial area with non-conforming residential uses to a more multiple use environment, much of the housing inventory has become obsolete. In the industrial sector, approximately 89 percent of structures require some form of reinvestment, of which 6 percent qualify for extensive reconstruction. Although the precise figures are not

known, based on observations made during the physical survey, it is estimated that a large proportion of both the residential and the industrial structures are in poor condition and vary from 40 to 80 years old (see Plate 7). Examples include the old City incinerator which is now leased out as a storage site; a vacant electrical power plant on Jibboom Street; wartime quonset huts converted to various uses; and substandard pre-World War II housing.

The Richards Boulevard area has historically been utilized as a warehouse and distribution center. A secondary activity has been industrial uses. The last several years has witnessed a growing trend towards office park development, motels and scattered retail outlets. The recently adopted (January 1988) Sacramento General Plan Update (SGPU) identifies the Richards Boulevard area as one of several:

"areas of opportunity for development or reuse. These areas consist of property where infrastructure, access or service changes have resulted in new development opportunities including opportunities for significant reuse of existing developed areas. Some areas were identified for reuse due to the presence of blighting conditions or economic stagnation which have hampered growth in the area. Other areas were selected due to their close proximity to light rail facilities or where new land uses may be more appropriate than those identified in post 1976 community plans.

"Specific new land use designations have not been developed for the identified areas of opportunities. The General Plan will be amended after further study of these areas in order to ensure appropriate uses and development opportunities for these neighborhoods. The areas of opportunity are an important factor in determining future growth within the City, therefore, plans for these areas should be accomplished in a timely manner." (SGPU)

Another document published in November 1987, the City of Sacramento's "Application for Designation of the Downtown/Richards Boulevard Area as an Enterprise Zone" identified specific impediments to private investment within the area:

- . limited availability and relatively high cost of large commercial and/or industrial development sites;
- . contraction of the commercial retail and light industrial market as a result of loss of market share to suburban commercial and industrial centers;
- . deteriorating condition of existing infrastructure and relatively high cost of improving infrastructure to levels comparable to current standards in suburban growth areas:

- . limited access to major highway transportation corridors and highly congested local transportation routes;
- . proximity to severely distressed residential areas with high percentages of lower income and minority households and unemployed persons;
- . a high rate of commercial retail vacancies and turnover, and a series of highly publicized store closures or relocations to suburban areas in the late 1970's and early 1980's;
- . relatively high crime rates and a widely held perception that the area is unsafe after business hours (a perception which is exacerbated by the presence of a large transient population); and,
- . extensive planning and zoning requirements and lengthy, sometimes uncoordinated permit processing.

d. Mixed Character of Buildings/Shifting Uses

Buildings and structures are generally characterized by the uses that are made of them. A building used for living purposes is characterized as a residential building. A building used for business purposes is of commercial character. A building housing manufacturing, fabricating, or processing functions is considered industrial in character. When more than one use is made of a building, or when two buildings of different uses exist on the same parcel, or adjacent to each other on abutting parcels, then such buildings are considered to be of mixed character. Mixed character buildings often have different but compatible uses. Frequently, however, they have incompatible uses, with all the accompanying aesthetic (physical), social, and sometimes economic problems such mixing can generate.

Although the Richards Boulevard area is primarily industrial, existing land uses run the gamut from housing to offices, motels, restaurants, automobile dealerships, wrecking yards and self storage facilities. This range of uses creates a diverse set of needs for the area. Needs of some of the uses conflict with the needs of others. As a result, the area cannot fulfill its potential as a strong location for warehouse distribution, business or for industrial uses. Since 1985, new construction within the Project Area has been predominantly new motels on Bercut Drive and Jibboom Streets. These motels are located near Interstate 5. In addition, the old Continental Can warehouse on North 7th Street has recently been converted to 100% office use. Other proposals for converting heavy industrial buildings to office uses have been received by the City Planning Division. These changes from industrial uses to office uses demonstrates some of the shifting nature of land uses within the Project Area. Plate 8 reflects residential units adjacent to auto sales lots, junkyards, warehouses, and open storage yards. Plate 9 pictures the Dos Rios Housing Project and Dos Rios School adjacent to and across from the Zellerbach Paper Company and the Weinstocks Department Store Warehouse, both warehouse distribution facilities.

e. Faulty Interior Arrangement and Exterior Spacing

Buildings may be constructed close together, they may be improperly spaced, or they may be of such size as to leave insufficient space or no space at all between them. These conditions are examples of faulty exterior spacing. They may result in impairing the appearance and use of the buildings themselves, and may have a substantial adverse impact on surrounding areas.

Faulty spacing of structures upon lots can occur as a result of haphazard development where buildings are constructed with little regard to lot coverage, setback and side yard space. It may also occur, however, as a result of irregularly shaped parcels and the problematic nature of situating structures upon such parcels. Both occurrences are prevalent in the Project Area. Examples of the former situation are provided below while examples and discussion of the latter are contained in the following section. Plates 10 and 11 illustrate examples of faulty spacing within the Project Area: residential and commercial uses are constructed side by side without appropriate setbacks; substandard housing is crowded onto one lot on North "B" Street; a warehouse on Sproule Street is built up to the property line - which is a busy street; and an abandoned railroad spur separates warehouses without providing a function.

Faulty interior arrangement within buildings can result in a lack of delivery access for commercial uses and a lack of adequate floor space, ventilation and light for residential uses. While no interior inspections have been made for structures in the Project Area, both the age of construction and the apparent prevalence of code inadequacies and violations that were visible from the exterior of many such structures suggest that interior conditions may also be substandard.

6. Properties

The Project Area is characterized by properties which suffer from deterioration and disuse due to the factors described below, many of which are related to deficiencies in the physical environment and a high level of stress being placed upon the infrastructure system.

a. Lots of Irregular Form, Shape and Size

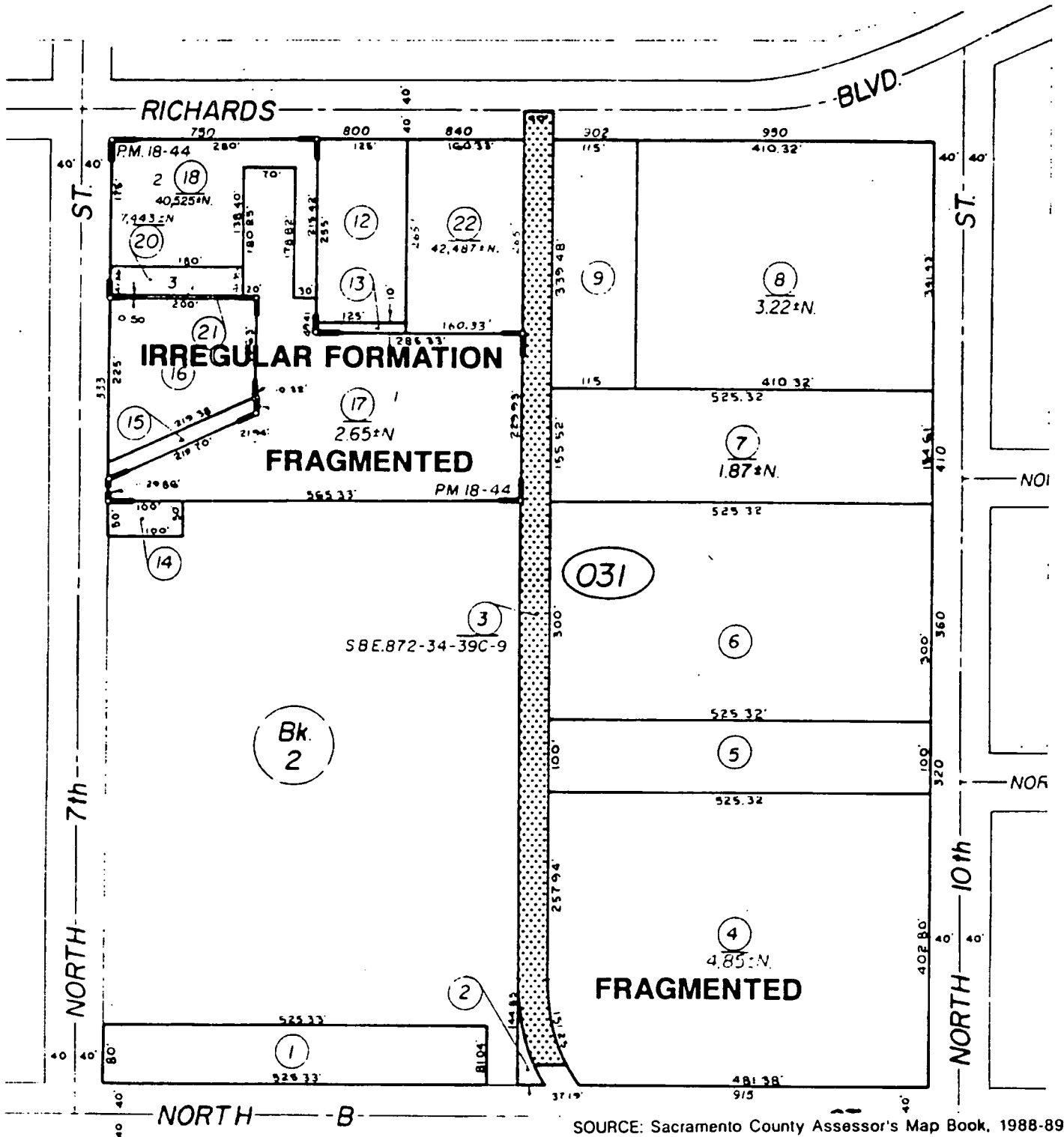
Economic dislocation, deterioration or disuse results from the prevalence of irregularly formed or shaped lots and the inadequacy of such lots for proper usefulness and development. This situation is commonly the result of historical subdivision patterns in residential areas, and development patterns as well as shifting economic trends in commercial sectors (i.e., growth or shifts in the industrial base and/or shifts in the demand for goods and services). Adequate parcel size and dimension is necessary if land is to be effectively utilized. Certain minimum lot sizes are required not only for code compliance but also to make development attractive to investors. Parcels must be large enough to accommodate the primary structure, setback areas, and parking and circulation space. Larger lot sizes are required for commercial and industrial development, especially those with surface parking, whereas smaller lots are typically appropriate for low-scale residential development.

Examples of subdivision patterns are shown as Maps II-1 through II-5. These illustrations depict fragmented parcelization, oversized parcels, irregularly formed parcels and land-locked parcels (i.e., parcels enclosed by other parcels without direct access to public right-of-way).

Map II-1 includes parcels which are small and fragmented into narrow strips and triangles which are unsuitable for development without assembly. Map II-2 reflects numerous landlocked parcels due to lack of construction of "D" Street between North 10th and North 11th Streets. A nearby alleyway also has not been constructed. At least two parcels are irregularly formed and a number of parcels are significantly undersized for any type development without assembly. Map II-3 shows abandonment of all of North 13th Street between "A" and "B" Streets and a portion of "A" Street as part of an "unused" railroad spur. In addition, several small parcels are landlocked due to above and below grade crossings for the railroad and the light rail transit system on North 12th Street. Map II-4 depicts additional irregularly-shaped parcels, some of which are land-locked (i.e., have no direct access to the public right-of-way). Map II-5 shows irregularly-shaped parcels of varying size and shape at the intersection of Bannon Street and North "B" Street in the southwestern portion of the Project Area. A portion of North 5th Street has been fenced off south of Richards Boulevard as the result of a revocable use permit being granted to a drayage firm. Still another 500' of "D" Street has never been constructed. This action leaves several parcels without direct access to the public right-of-way. In addition, residential units on North "B" Street back up to railroad right-of-ways in a triangle arrangement. Finally, two large parcels west of Bannon Street are formed by a curved line without a fixed radius.

SUBDIVISION PATTERNS, IRREGULARLY FORMED LOTS, AND LANDLOCKED PARCELS

(MAPS II-1-II-5)

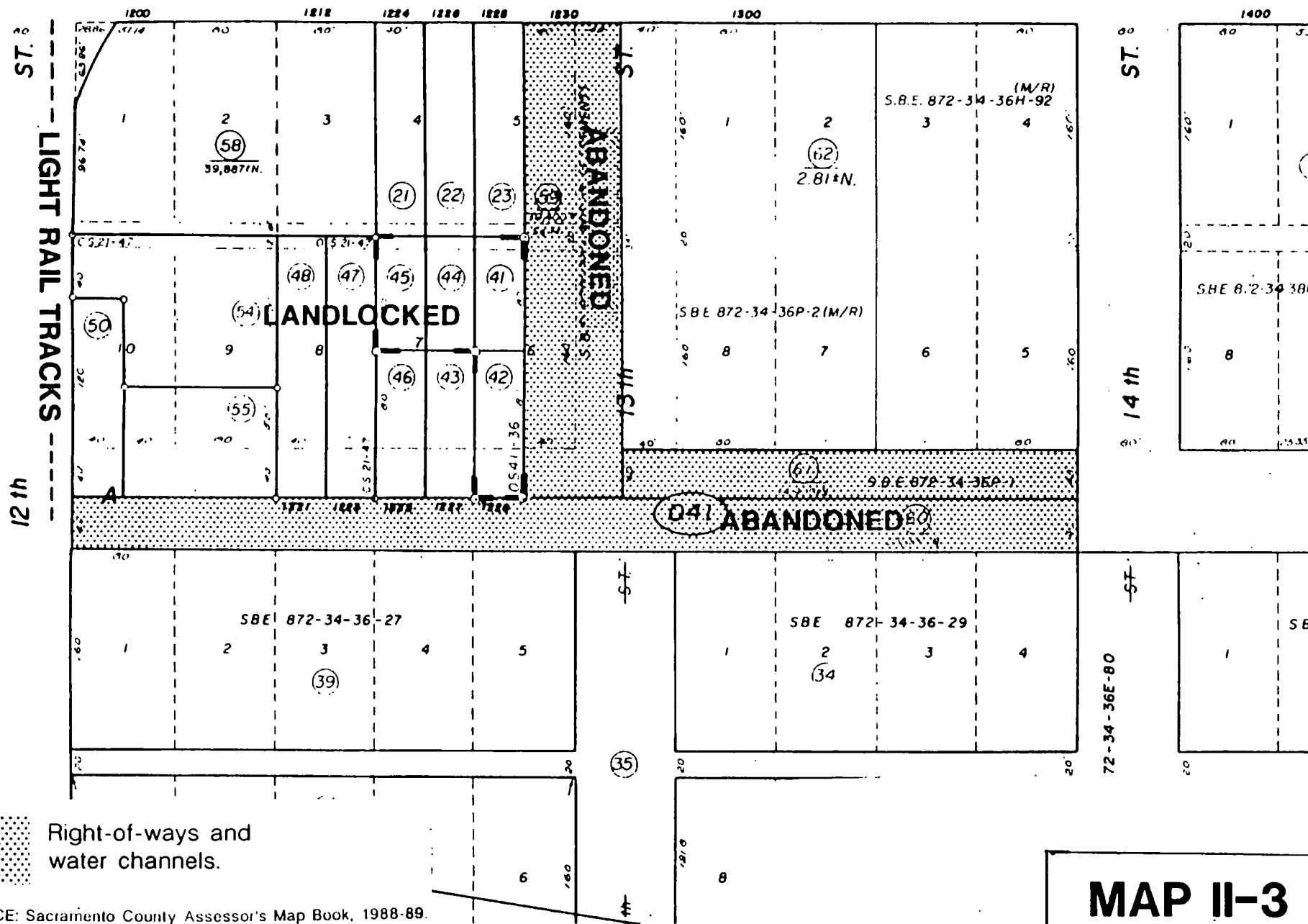


SOURCE: Sacramento County Assessor's Map Book, 1988-89.

Right-of-ways and
water channels.

MAP II-1

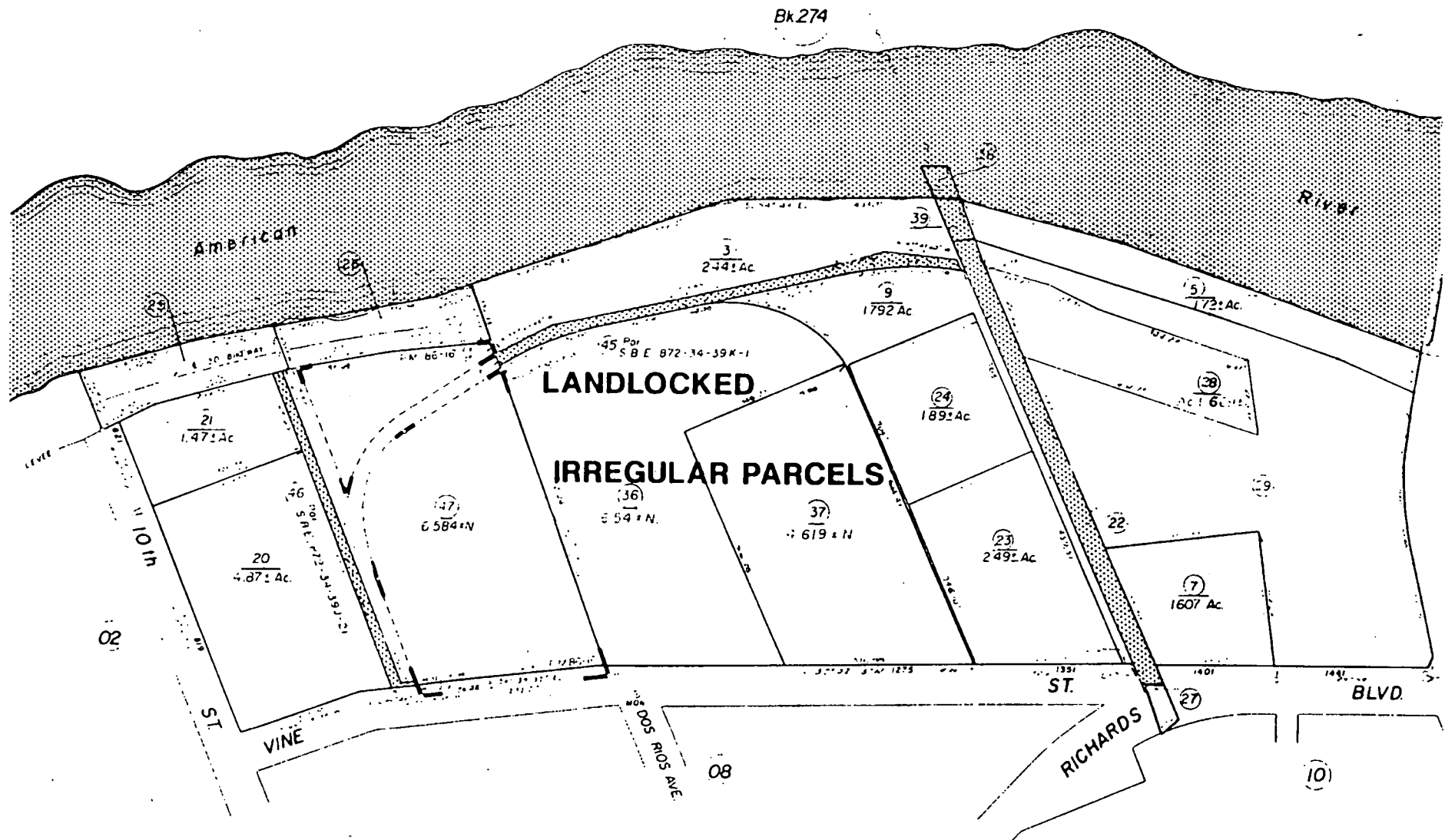
NORTH B



Right-of-ways and water channels.

SOURCE: Sacramento County Assessor's Map Book, 1988-89.

MAP II-3

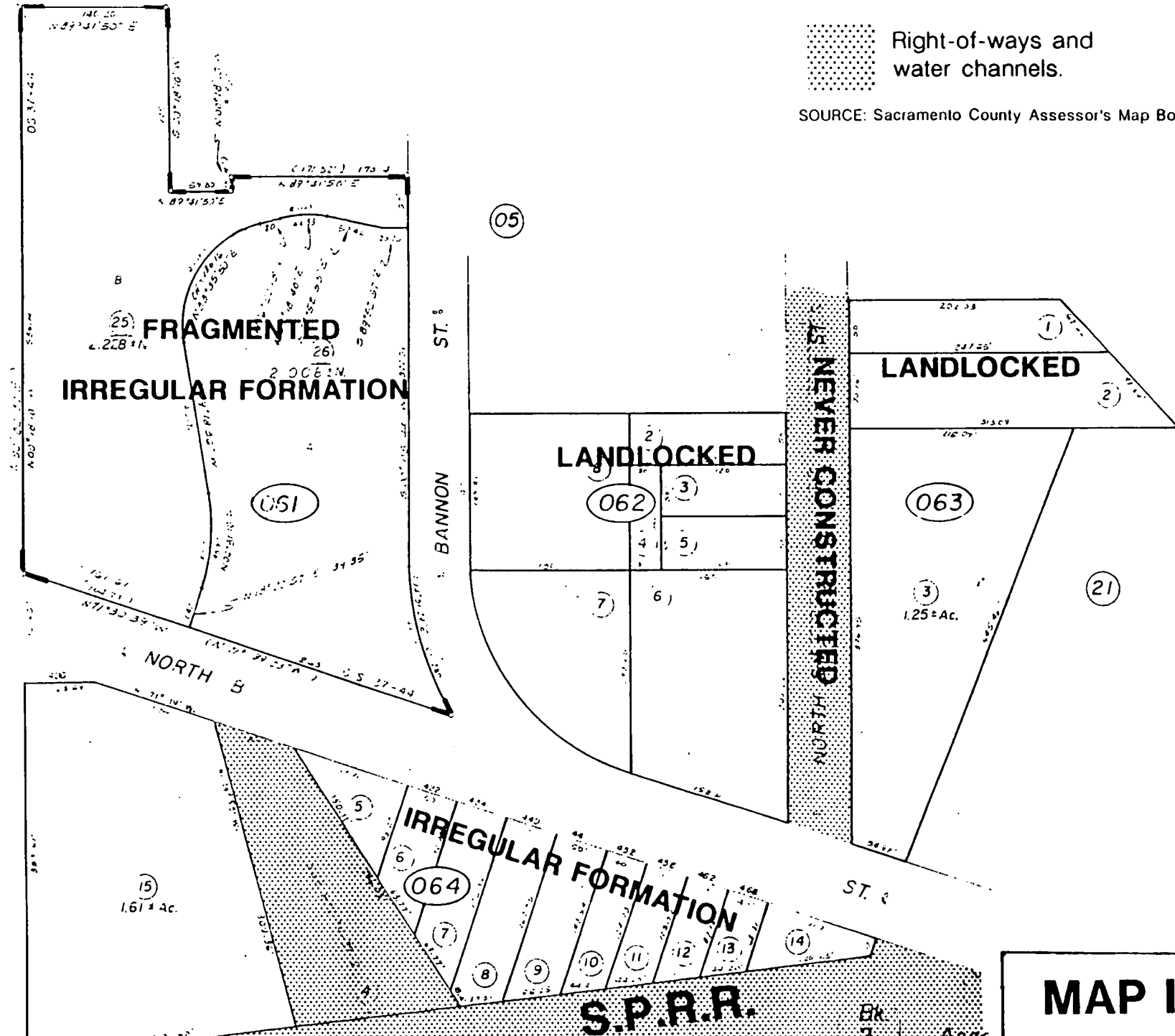


SOURCE: Sacramento County Assessor's Map Book, 1988-89.



Right-of-ways and
water channels.

SOURCE: Sacramento County Assessor's Map Book, 1988-89.



MAP II-5

Maps II-1 through II-5 illustrate but a few of the severe irregularities in the parcelization system in the Project Area, where such parcels have remained in their current configuration for many decades. The prevalence of irregular lot sizes is a major barrier to private sector investment in the area given the task at hand, that is, recycling these lands into developable parcels. Thus, it is unlikely that assembly of these lots and resolution of the existing access problems will occur without public participation and assistance.

b. Ownership Patterns

The ownership pattern within a block is critical since it is much easier for the private sector to combine and develop lots that are owned by one party than it is when each lot is owned separately. As an aid to the private sector, the Agency may selectively acquire and dispose of property: 1) to eliminate non-conforming and other blighting uses; 2) in response to property-owner and developer initiated efforts where public assistance is necessary to assemble property needed for expansion of existing uses to create developable sites for proposed new uses; and 3) to initiate "opportunity" acquisitions in which an existing owner may desire to sell in order to pursue opportunities outside the Project Area. Also, as an aid to the private sector, the Agency anticipates that its program of upgrading and installing public improvements and facilities needed in the Project Area, as outlined in Part III of this report, will provide further incentive for the private sector to develop or redevelop vacant, underutilized and blighted properties. For the reasons discussed above, it will be necessary to combine parcels in order to effectively utilize land.

Agency staff reviewed Assessor's Office records of Project Area property ownerships and determined that there are a total of 704 parcels held in 226 different ownerships spread throughout the Project Area. Moreover, the great majority of ownerships are held by the private sector. This diversity of ownership impedes the private sector's ability to assemble vacant and/or small, irregular lots for future development.

c. Inadequate Public Improvements, Facilities and Utilities

- 1) Transportation, Circulation and Parking Deficiencies

To evaluate existing traffic conditions in the vicinity of the project, daily volumes on Project Area roadways were used in conjunction with peak hour intersection volumes to determine existing operations. Key intersections affecting access to and circulation through the Project Area were evaluated.

Levels of Service (LOS) were used to assess the quality of existing traffic conditions. Level of Service is a qualitative measure of traffic operating conditions whereby a letter grade "A" through "F," corresponding to progressively worsening traffic operating conditions is assigned to an intersection or street segment. City of Sacramento currently considers LOS "C" or better acceptable.

Level of Service

- A = Little or no delay
- B = Short traffic delays
- C = Average traffic delays
- D = Long traffic delays
- E = Very long traffic delays, extreme traffic congestion
- F = Intersection blocked

The Project Area's transportation and circulation system is deficient in many respects. Business and commuter, as well as freight traffic, through the area is rapidly approaching an unacceptable LOS due to shifting land uses, diversification of the economic base and the corresponding mobility of residents, workers and visitors to the area. Elsewhere in this Report, recommendations have been made to construct public improvements which address congestion, lack of turn lanes, lack of signalization and poor circulation patterns.

In the majority of the Richards Boulevard area, the street pattern forms a large grid that provides adequate access to most parcels. The presence of some diagonal streets - notably Richards Boulevard, Vine Street and North 12th Street - confuses the grid to some extent, but does not cause major access problems.

Two portions of the area lack streets and are therefore not developable under current conditions. The Southern Pacific rail yard, in the southwestern portion of the Project Area, is held in a single ownership and is crossed by private roads and railroad tracks. An upcoming master plan study for this parcel is expected to produce a street plan that includes some roads through the property to connect the Richards Boulevard area to downtown Sacramento. The area east of the Sacramento Northern tracks, east of 16th Street, is held in several large ownerships and is not served by roads.

In addition, recent growth in the western portion of the project area has brought additional tourists and visitors with attendant parking needs. This parking problem is exacerbated by a lack of infrastructure in the form of streets with curbs causing parkers to use the shoulder of the road and unimproved, vacant lots. In the eastern portion of the Project Area, some older warehouses were constructed upon the property line without allowance for employee or client parking. Moreover, warehouse loading docks and the turning radius of freight trucks also complicates parking. One of the major circulation issues in the Project Area is trucks on the roadways which cause safety and traffic hazards. Other circulation problems are related to a discontinuous and fragmented street system which is prevalent throughout the Project Area. Plates 12-15 illustrate these conditions. Plate 12, picture a) reflects bumper-to-bumper traffic on Sproule Avenue which connects one way couplets North 12th Street and North 16th Street. There is also limited visibility for the required left-turn from Sproule to North 16th Street which additionally functions as State Route 160. Plate 12, picture b) demonstrates heavy truck and auto traffic on the two-lane Richards Boulevard. There are no left or right turning lanes, therefore, through traffic tends to maneuver onto soft shoulders to pass. Plate 13, picture a) reflects a very slow moving line of cars on North "B" Street transporting scrap metal and blocking traffic near a major intersection. Pictures b), c) and d) demonstrate rush hour traffic on several streets in the Project Area. Plate 14 portrays two areas where freight deliveries and pick-ups halt traffic on North "C" Street. Plate 15 depicts a number of instances of illegal parking, in both commercial and residential neighborhoods, creating safety hazards for pedestrians and autos.

Accident statistics from the City Traffic Division indicate that a significant number of accidents take place at intersections within the Project Area, many of which involve injuries or fatalities. Police officials also attribute many such accidents to visual obscurement caused by large trucks as well as layout of the intersections (i.e., multiple streets converging into one intersection and buildings constructed on the property/right-of-way line). Table II-6 reflects vehicular accidents which occurred in the Project Area during 1987 and 1988. A total of 126 accidents occurred at the twelve major intersections in the Project Area. Fifty-nine of these accidents (46 percent) involved injuries or fatalities. Statistics were not available on a City-wide basis for comparison purposes.

TABLE II-6

RICHARDS BOULEVARD PROJECT AREA

VEHICULAR ACCIDENTS IN THE PROJECT AREA: 1987 and 1988*

<u>Intersection</u>	<u>Number of Accidents</u>	<u>Accidents Involving Injuries or Fatalities</u>	<u>-----Cause of Accident-----</u>						
			<u>Speeding</u>	<u>Red Light</u>	<u>Right- of-Way</u>	<u>Right or Left Turn</u>	<u>Driving While Intoxicated</u>	<u>Pedestrian</u>	<u>Other</u>
Richards Blvd./ Interstate 5	5	4	2	2	0	1	0	0	0
Richards Blvd./ N. 5th St.	6	2	2	0	1	2	1	0	0
Richards Blvd./ N. 7th St.	2	0	0	0	1	0	0	0	1
Richards Blvd./ N. 12th St.	6	2	2	0	0	0	1	0	3
N. 12th St./Sproule	9	2	4	1	1	2	1	0	0
N. 12th/N. B Sts.	10	3	1	2	1	0	3	0	3
N. 16th/N. B Sts.	13	7	0	3	1	6	2	0	1
5th St./I St.	18	9	2	13	1	0	1	0	1
7th St./I St.	16	7	1	6	0	2	1	3	3
3rd St./J St.	13	5	0	5	0	2	2	0	4
5th St./J St.	20	12	1	8	0	2	2	3	4
7th St./J St.	<u>8</u>	<u>6</u>	<u>1</u>	<u>3</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
	126	59	16	43	6	18	15	7	21

*Statistics for intersection related accidents only.

Source: City of Sacramento, City Planning (Traffic Division)

Map II-6 demonstrates where some of the high accident intersections are located. For example, at 7th and "I" Streets, crosstown traffic from the Civic Center intersects heavy traffic attempting to access the freeway system; seven accidents resulted in injuries or fatalities and three pedestrians were involved. This map also depicts the intersection of 5th and "I" Streets on the perimeter of the Project Area. Afternoon commute traffic leaving downtown is diverted from four lanes of one-way traffic to five possible directions/on ramps: I-5 Freeway North, West Sacramento Bridge, I-5 Freeway South, Old Sacramento and the 3rd Street return to Downtown. A total of 18 accidents took place and 50 percent of them involved injuries or fatalities. Thirteen of the accidents were attributed to failure to stop for a red light.

Map II-7 portrays one way northbound traffic on North 16th Street. The street dips below grade to accommodate a railroad overcrossing and then returns to grade creating a blind intersection at North B Street. As a result, Table II-6 reflects that 13 accidents have taken place and seven of them (50 percent) involved injuries or fatalities. Six accidents were directly related to the blind left and right turns.

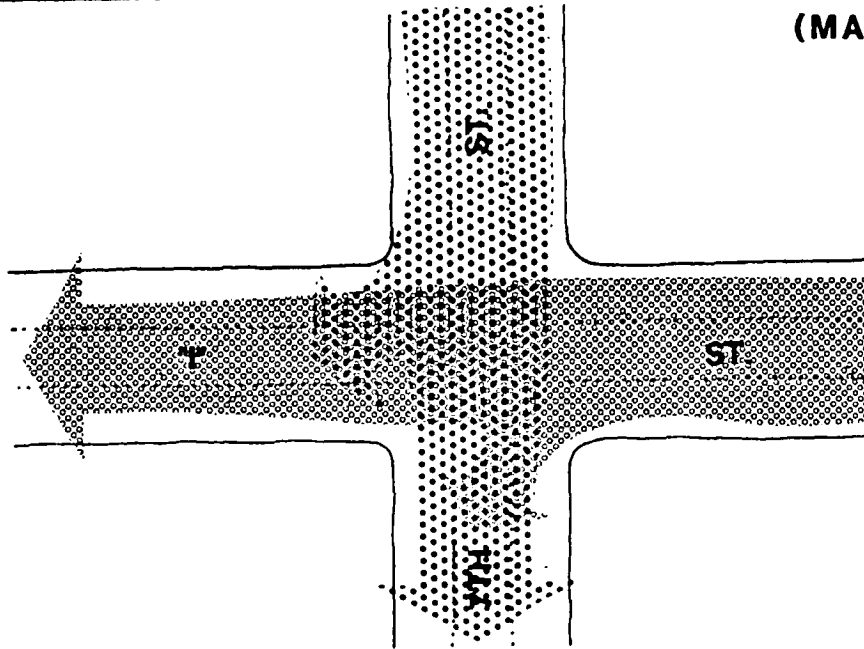
Finally, the 5th and "J" Street freeway offramp from both north and southbound Interstate 5 reflected the greatest number of accidents: twenty. Twelve of these accidents (60 percent) involved injuries or fatalities and eight accidents were attributed to failure to stop for a red light.

Seven other intersections are reflected on Table II-6. These intersections represent additional circulation problems such as blind intersections; and insufficient signalization or multiple-access. The Richards Boulevard Redevelopment Plan proposes several public improvements, described elsewhere in this report, to address these safety issues.

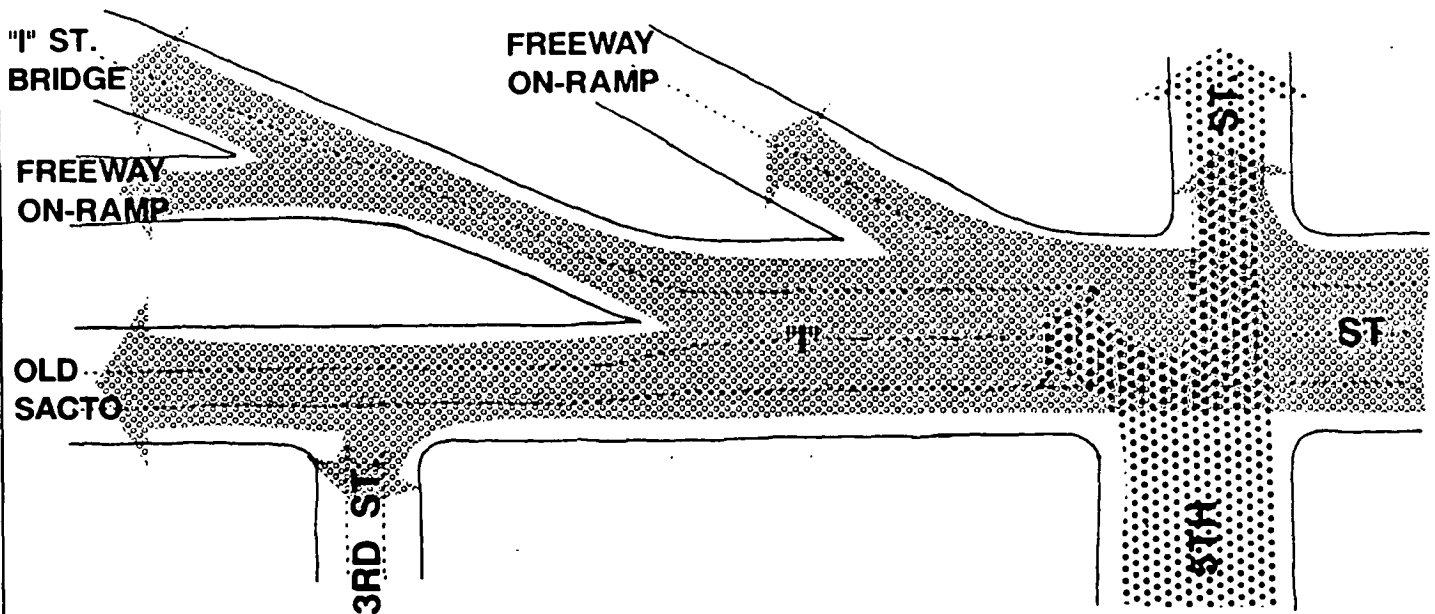
As noted previously, there are numerous parcels in the Project Area that are either not accessible to a public right-of-way or are inconveniently accessible for the reasons discussed. The access issue is not only related to irregular subdivision patterns, it also seriously impacts the circulation system, creating traffic confusion and safety hazards. In some cases, the lack of access completely precludes the possibility of development of opportunity sites. For example, there is virtually no existing access to the eastern segment of the Project Area and installing the improvements needed to provide access would be a costly development expense.

SAFETY ISSUES AT HIGH ACCIDENT INTERSECTIONS IN THE PROJECT AREA

(MAPS II-6-II-7)



Crosstown traffic from civic center area meets up with heavy traffic at all time of day.



Heavy commute traffic leaving downtown is diverted from four lanes to one of five directions.



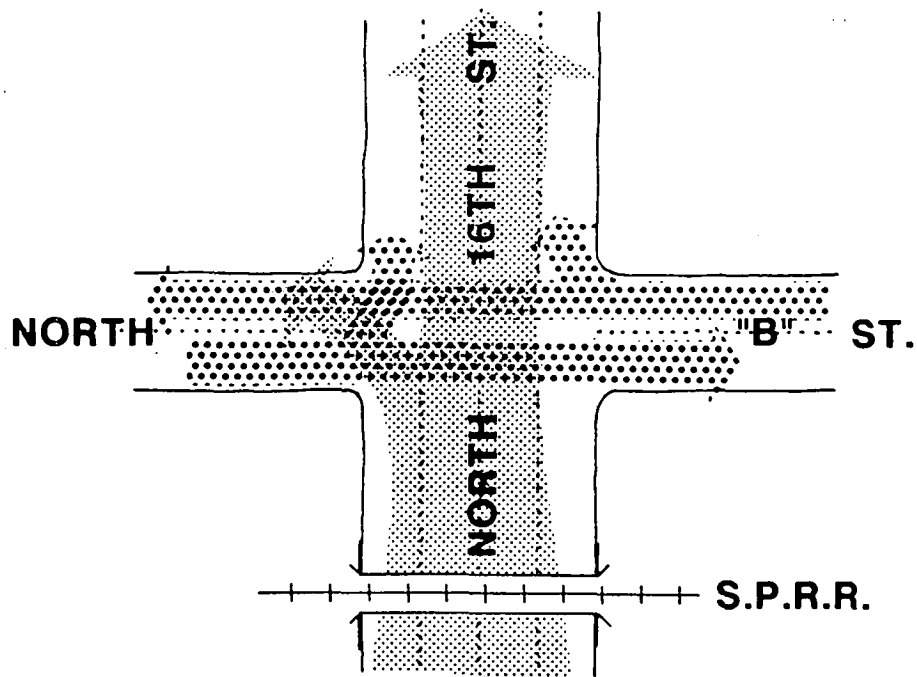
Normal Traffic



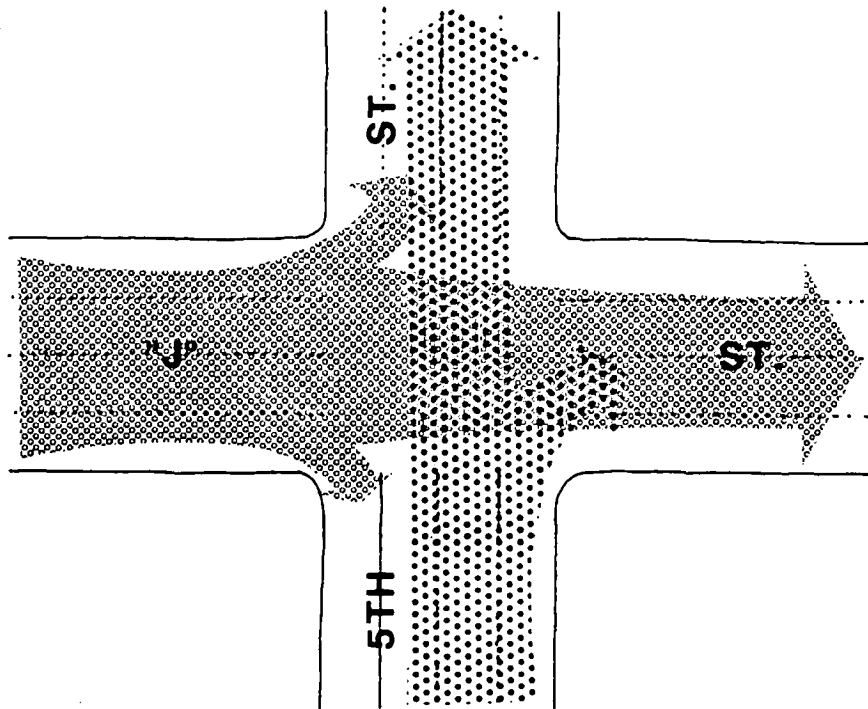
Traffic Congestion

RICHARDS BOULEVARD REDEVELOPMENT PROJECT

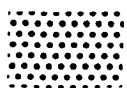
MAP II-6



Blind intersection created by a below grade surface street returning to grade level north of a railroad crossing.



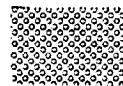
Freeway off-ramp traffic, which is major entrance to downtown Sacramento, intersects with heavy cross-town traffic.



Normal Traffic



High Speed Traffic



Traffic Congestion

Map II-8 "Access Conditions" contains two proposed options to improve vehicular access to the northwestern portion of the Project Area. Option A proposes to connect Sequoia Pacific Boulevard to North 5th Street, and North 7th Street to North 10th Street, thereby eliminating cul-de-sacs and dead end streets. Option B would construct an east-west connector between Vine Street and Sequoia Pacific Boulevard also in an effort to relieve traffic congestion on Richards Boulevard.

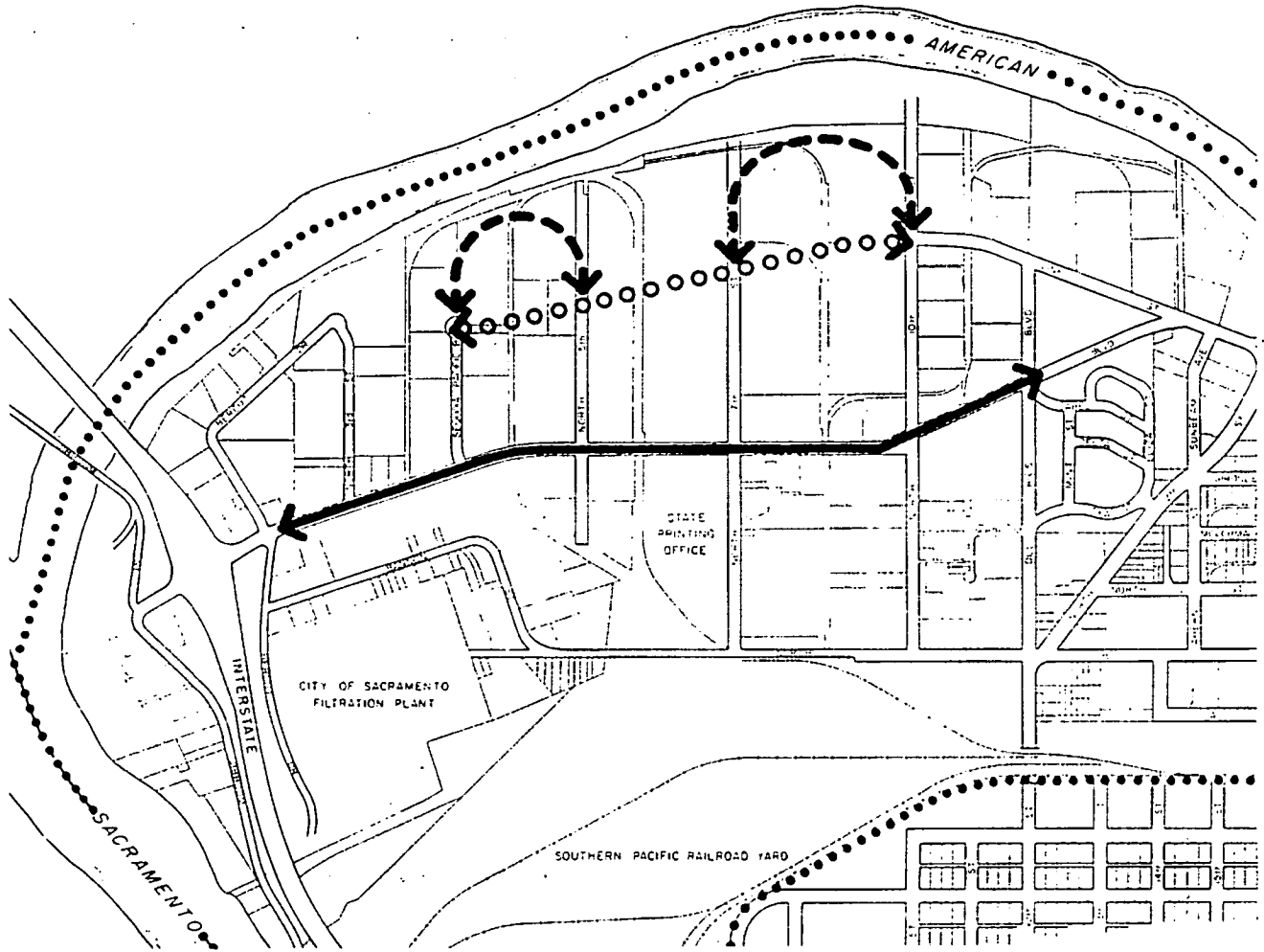
Map II-9 proposes a major arterial connector between the intersection of State Route 160/16th/12th Streets and Interstate Business Freeway 80. This project is currently in the planning stages and environmental documents will be circulating Spring 1990. It is expected that the connector would relieve heavy freeway congestion and result in a significant portion of the Project Area being made accessible for future development.

Map II-10 depicts the extension of 5th Street through the Southern Pacific Railroad yards to connect with that portion of North 5th Street which has never been constructed. [See Plate 17.] Presently all northbound traffic to the Project Area must use Interstate 5 or North 16th Street. Southbound traffic is similarly limited to Interstate 5 and North 12th Street. Also presented on Map II-10 is one possible extension of the 7th and 8th Streets Light Rail couplet lines from downtown out to Sequoia Pacific Boulevard and across the American River. The Sacramento Regional Transit Agency is currently carrying out a City/County study which will result in the adoption of a "preferred light rail alignment" to the Sacramento Metropolitan Airport by Spring of 1991. Other possible alignments include North 3rd and North 5th Streets. The existing preferred alignment is adjacent to Interstate 5 freeway.

Parking in the Project Area is a problem. Recent rehab and new construction projects (e.g., motel on Bercut, retail and warehouse on Sunbeam and North 12th Streets, and an office building on North 10th Street), have all provided parking according to code. Older businesses, however, have had difficulty providing parking on site. See Plate 15 for examples of illegal parking. Note that in most instances, infrastructure has not been provided, nor is there evidence that traffic patrols/ citations have prevented parking on pedestrian right-of-ways, i.e., sidewalks.

In January 1990, the City Council approved the creation of an assessment district for Richards Boulevard. Approximately \$7 million in bonds will provide improvements to Richards Boulevard, North 5th Street, North 7th Street, North 10th Street, Dos Rios Boulevard, North "D" Street, North 11th Street, and Vine Street. Improvements include curbs, gutters, sidewalks, sewers, water mains and the removal of some abandoned railroad tracks.

ACCESS CONDITIONS (MAPS 8-10)



→ Existing Access

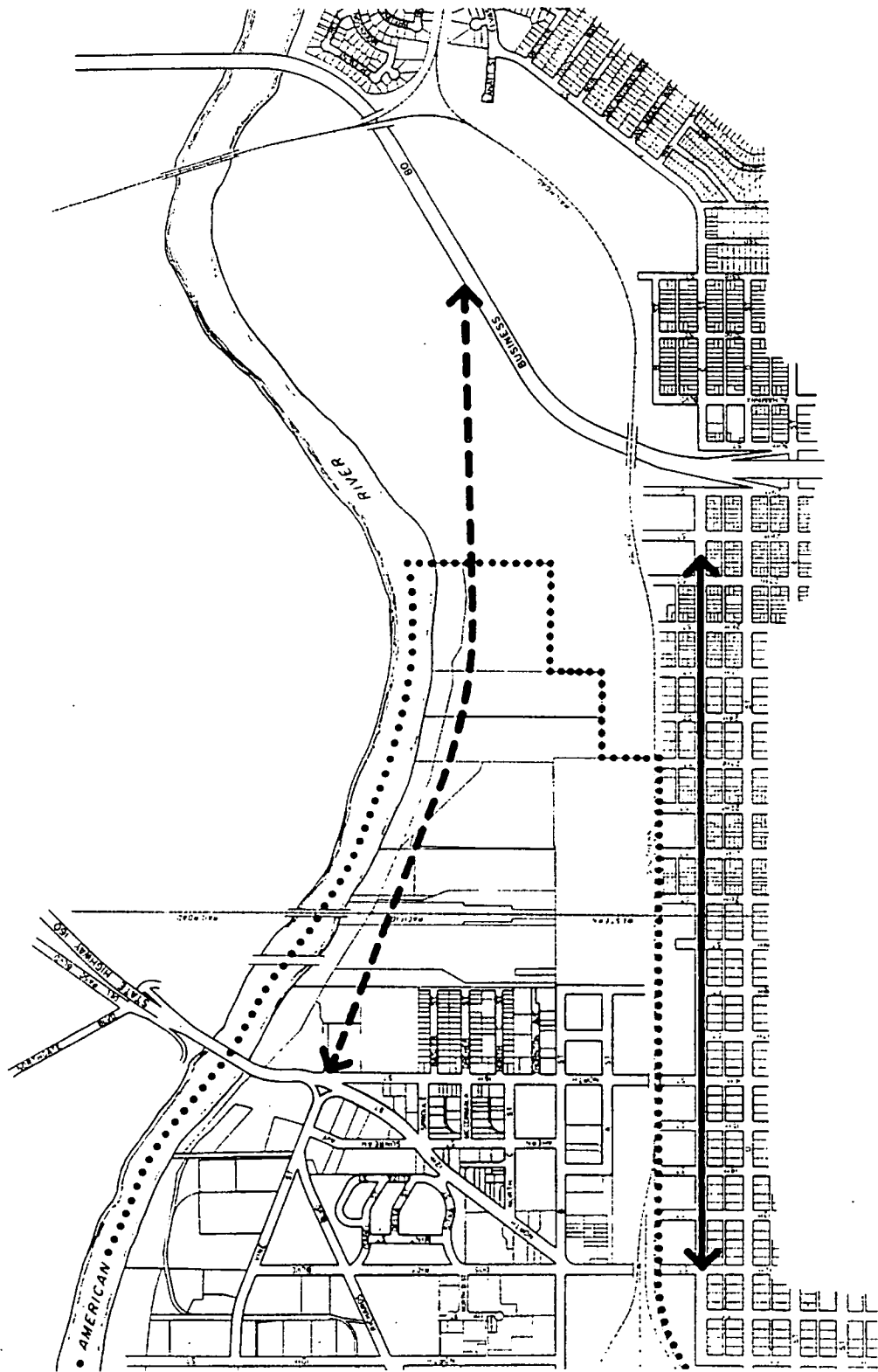
Proposed Connector Streets

→ Option A

☐ Option B

RICHARDS BOULEVARD REDEVELOPMENT PROJECT

MAP II-8

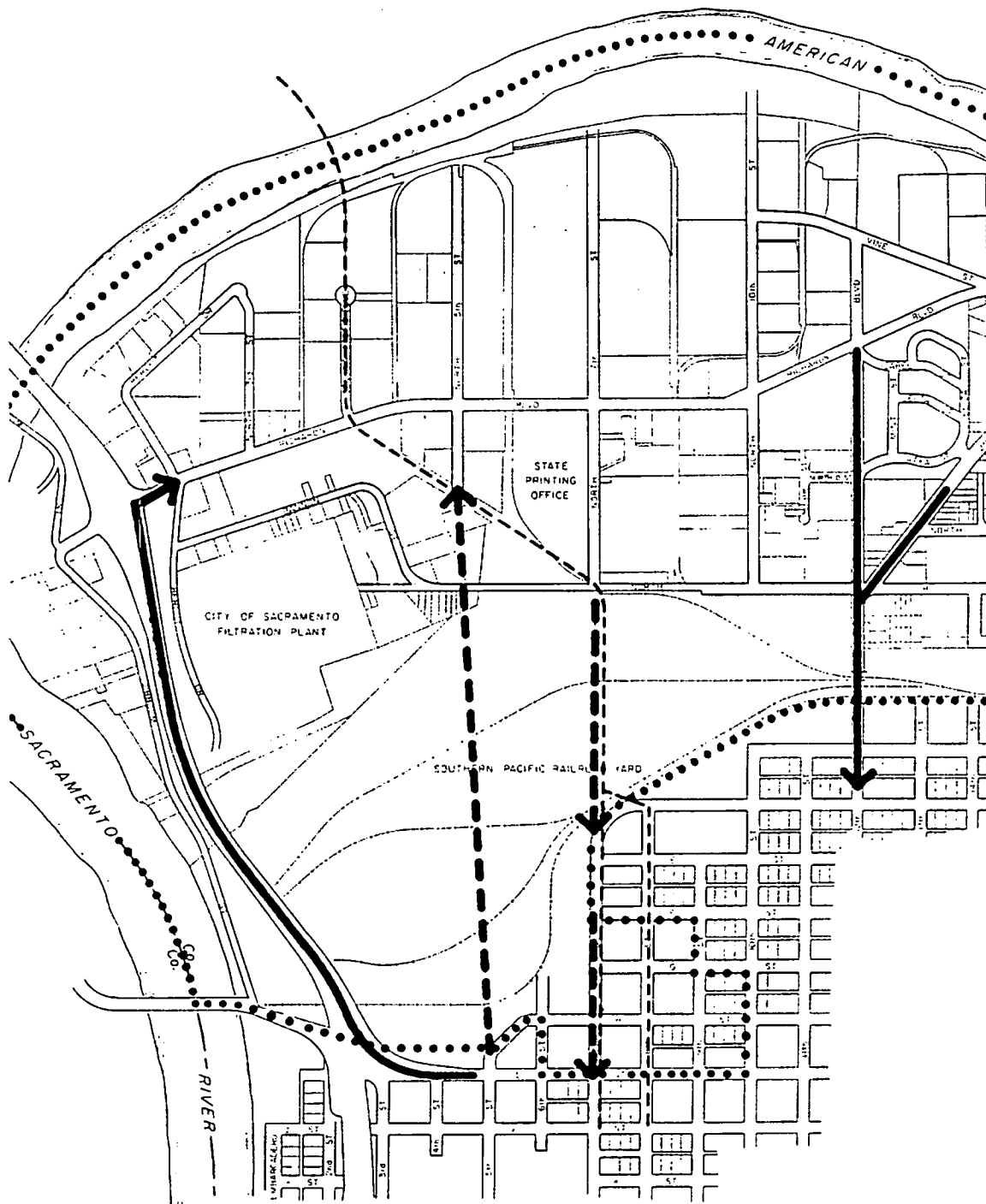


→ Existing Access

---→ Proposed Connector Street

RICHARDS BOULEVARD REDEVELOPMENT PROJECT

MAP II-9



→ Existing Access

--- Proposed Connector Streets

... Possible Light Rail Alignment

RICHARDS BOULEVARD REDEVELOPMENT PROJECT

MAP II-10

The parking problems identified may be partially alleviated when the Richards Boulevard Assessment District work is completed, however, the assessment district does not provide improvements for such major streets as North B Street and North 16th Street. Activities have been proposed to expand the assessment district to include these areas at such time as a Redevelopment Plan is adopted.

Another area within the Project Area where parking has been a minor problem is the public office area. This area is circumscribed by F Street, I Street and 10th Street, as well as the railroad tracks for Southern Pacific. The proximity of the County Courthouse, Jail, and administrative offices, as well as some federal and city offices draw both employees and clients into an area which, while not parking deficient, creates traffic congestion problems. The total current deficiency for the public office area cannot be estimated at this time due to a lack of data in the area of on-street parking, and no obvious evidence of off-street parking deficiency. Both City and County public parking lot employees report capacity at 60-90%, with no waiting lists for assigned parking spaces.

In the near future, there are indications that on-street parking congestion will be further mitigated through recent parking meter fee increases. The proposed construction of two new public parking areas will bolster off-street parking capacity in the public office area.

The County Master Plan calls for the construction of a new County Courthouse facility sometime after 1995. The project will be bounded by 8th, 9th, F and G Streets and may elevate the parking needs for this area. County staff indicate that issues related to traffic and circulation for the Courthouse project will be dealt with by coordinating efforts between the design team and the environmental consultants.

2) Other Public Improvements, Facilities and Utilities Deficiencies

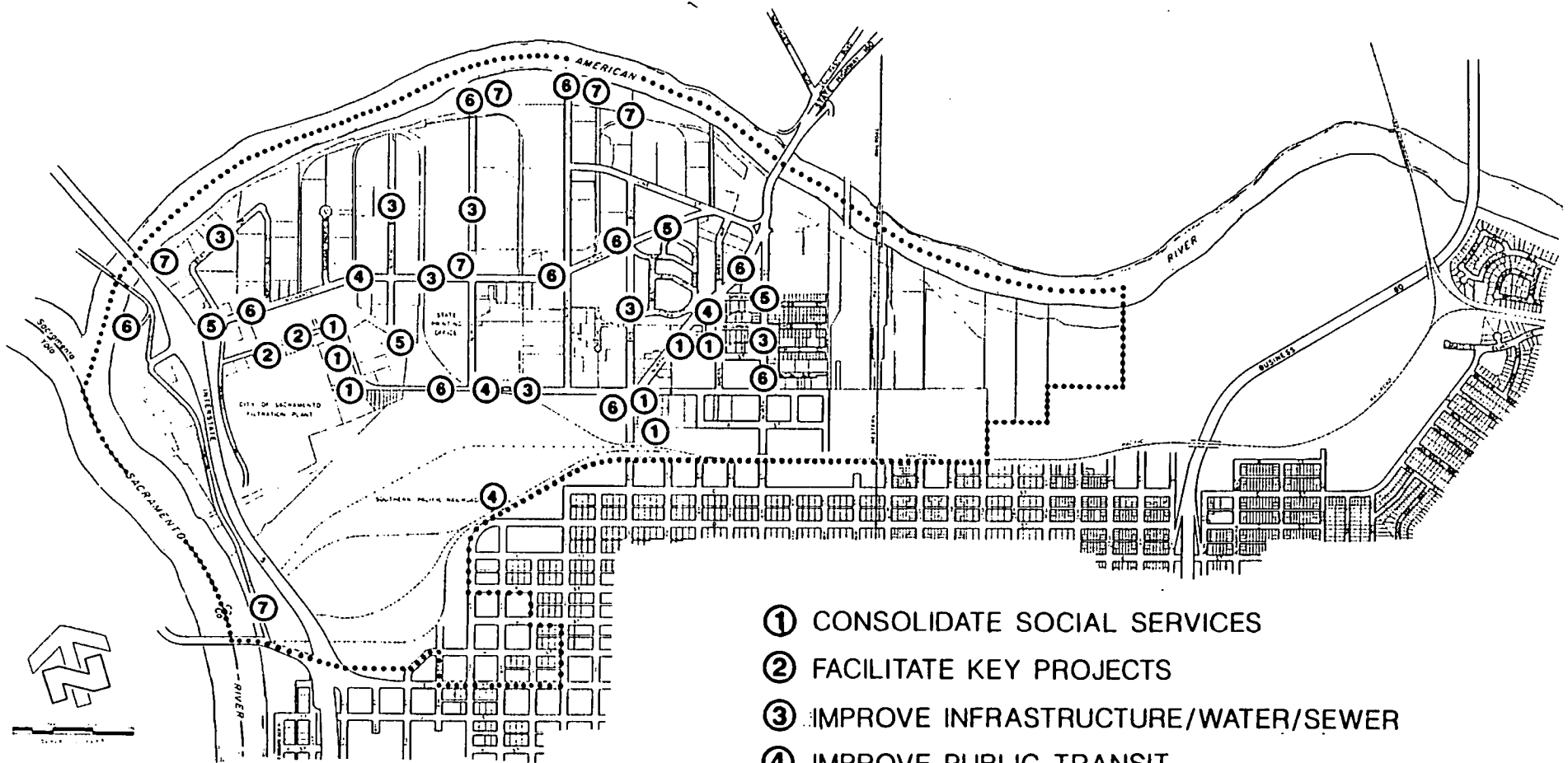
The Agency's public improvements program, as discussed in Part III of this report, calls for public improvements in excess of \$122.5 million, with over \$50.6 million proposed for Project funding during the thirty-five year life of the plan. Maps II-11, 12 & 13 schematically show the public improvements proposed by the Agency and illustrate the extent that improvements are needed in order to mitigate existing substandard conditions.

PROPOSED PUBLIC IMPROVEMENTS & FACILITIES

FIRST PRIORITY ACTIONS

(MAPS II-11~II-13)

RICHARDS BOULEVARD PROJECT AREA



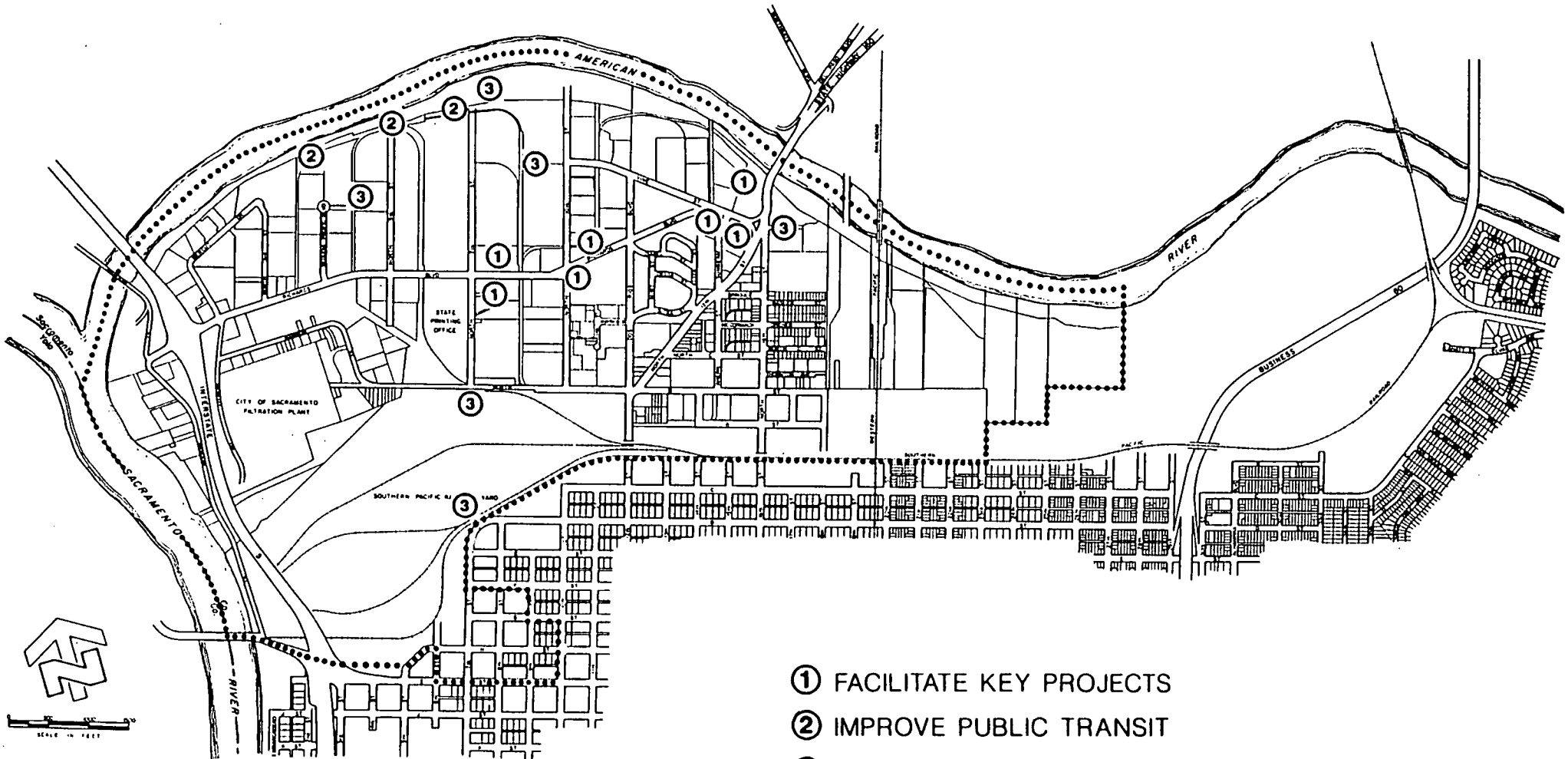
..... RICHARDS BOULEVARD PROJECT AREA BOUNDARY

- ① CONSOLIDATE SOCIAL SERVICES
- ② FACILITATE KEY PROJECTS
- ③ IMPROVE INFRASTRUCTURE/WATER/SEWER
- ④ IMPROVE PUBLIC TRANSIT
- ⑤ IMPROVE CIRCULATION
- ⑥ IMPROVE URBAN DESIGN
- ⑦ IMPROVE PUBLIC USE/ACCESS

MAP II-11

PROPOSED PUBLIC IMPROVEMENTS & FACILITIES SECOND PRIORITY ACTIONS

RICHARDS BOULEVARD PROJECT AREA

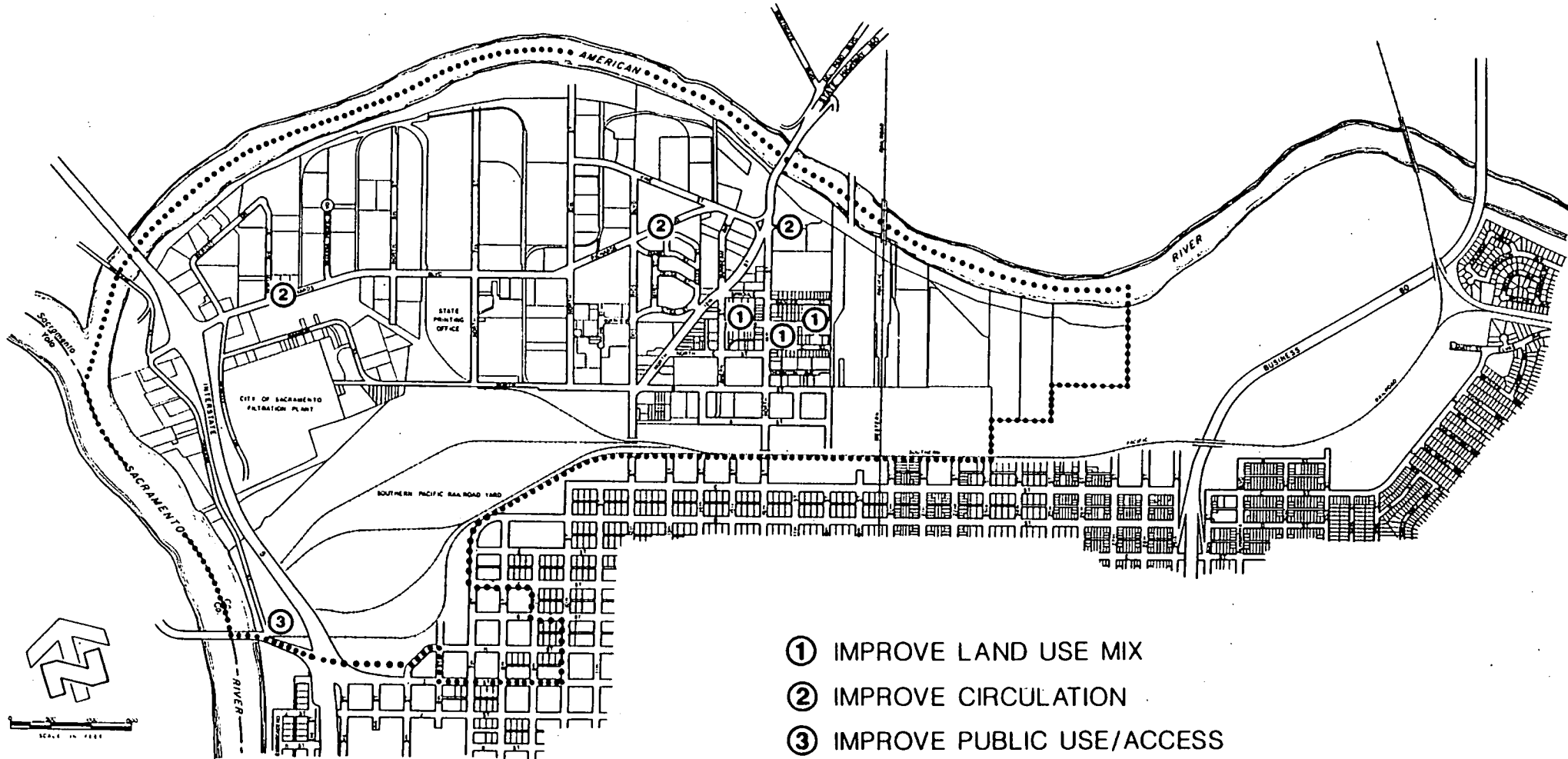


..... RICHARDS BOULEVARD SURVEY AREA BOUNDARY

PROPOSED PUBLIC IMPROVEMENTS & FACILITIES

THIRD PRIORITY ACTIONS

RICHARDS BOULEVARD
PROJECT AREA



..... RICHARDS BOULEVARD SURVEY AREA BOUNDARY

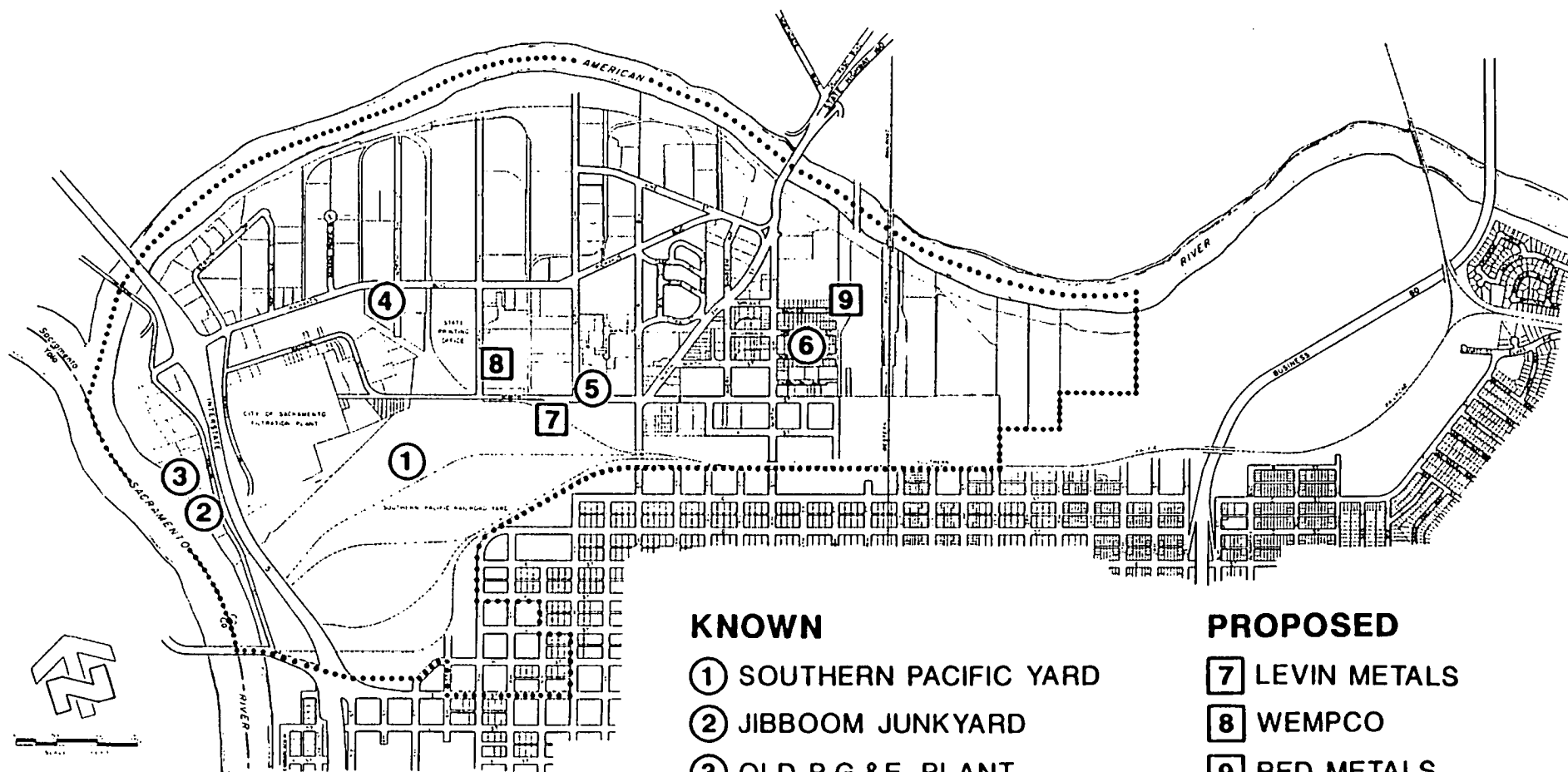
As the maps indicate, the public improvement deficiencies are extensive and include: the need for consolidation of social service facilities and construction of a detoxification center; deteriorated street conditions where curbs, gutters, sidewalks and paving improvements are needed to bring the streets up to standard conditions; traffic circulation and parking conditions requiring the development of connector streets, new sewers, increased wastewater collection capacity; assistance with environmental cleanup; provision of additional public transit lines and facilities; provision of public access to riverfront parkways; and acquisition of sub-standard housing with relocation of current occupants. Plates 16 and 17 show examples of existing substandard streets. Plate 18 depicts lack of public access to the American River and its Parkway; Plate 19 portrays site specific needs for toxic cleanup in the Project Area; and Plates 19 through 22 demonstrate conditions related to social maladjustment compounded by the presence of transients utilizing social services and camping out within the Project Area.

In developing a constraints analysis for the Project Area, the environmental planning firm of Nichols-Berman studied the problem of potential toxic contamination and found past and present use of materials which are regulated by Federal and State hazardous waste laws. There are six sites where contamination of both soil and groundwater has been detected, the most extensive contamination being found on the Southern Pacific railyard site. However, contamination at these six sites are either remediated, or currently under remediation. Three additional sites have been identified where remediation of soil and groundwater contamination may be required in the future. Map II-14 shows the location of both known and proposed remediation sites in the Project Area.

Hazardous substances found in the soil at these six known sites include primarily gasoline, and petroleum hydrocarbons, a byproduct of diesel fuel. At the Southern Pacific site, heavy metals such as lead and nickel have been found in the soil at levels which exceed the California Department of Health Services (DHS) criteria for the definition of hazardous wastes. Groundwater samples taken from various test wells on the perimeter of the Southern Pacific yard have shown inorganic contaminants which exceed regulatory water quality protection levels, as well as hazardous chemical contamination such as Benzene, vinyl chloride, gasoline and diesel fuel. According to the DHS, the groundwater contamination from the Southern Pacific yard presently poses no known threat to domestic wells to the north of the site. The Redevelopment Agency proposes setting aside \$500,000 as an incentive for either owners or developers to clean up the toxic contamination at the scrapyard at North 12th and North "B" Streets. A portion of these funds may be used as an incentive for the cleanup of other contaminated sites in the Project Area.

KNOWN AND PROPOSED HAZARDOUS SUBSTANCE REMEDiation SITES

RICHARDS BOULEVARD PROJECT AREA



..... RICHARDS BOULEVARD PROJECT AREA BOUNDARY

In conclusion, these conditions represent a barrier to development and the economic revitalization of the Richards Boulevard community. They may also threaten the public health and safety if left untended for years to come.

B. Existing Social Conditions

California Redevelopment Law bases the need for redevelopment in part on the existence of physical problems that contribute to blight, that is the impairment of utilization of an area to the extent that it constitutes a serious physical, social or economic burden on the community. In addition, the law also specifies that a prevalence of social and economic maladjustment may be contributing causes of blight. Social conditions which contribute to lowering the general welfare of an area's inhabitants give rise to economic liabilities that cannot be alleviated by private enterprise acting alone. The purpose of this section of the report is to present information which shows the existence of social maladjustment in the Richards Boulevard Project Area.

For this purpose, the identification of appropriate indicators of social maladjustment is critical. There are a number of generally recognized indicators of social and economic performance that may be taken as a basis for assessing social functioning. In this report, the focus is on indicators such as population, employment, income, housing and crime.

In order to evaluate social conditions in the Project Area, it was necessary to use a number of estimation methods, assumptions and secondary data sources. The Project Area is primarily contained within one census tract, with the exception of the nine block civic center area which comprises almost entirely public offices. Sources of information include the 1980 census data and 1985 census updates; City records; various Agency staff field surveys and questionnaires conducted in January, August, October and November, 1989; and Donnelly Marketing Information Services which provided comparative data for the City of Sacramento, the Sacramento Metropolitan Statistical Area (SMSA), and census tract 53 (Richards Boulevard).

An additional indicator of social conditions within the Project Area are the merchants, office workers and industrial employees themselves. Agency land use consultants, MUNDIE & ASSOCIATES, designed a questionnaire to obtain opinions as to the perceived problems.

Survey of Area Businesses

A survey questionnaire was forwarded to all business owners who are members of the Richards Boulevard Trade Association (RBTA) during September 1989. Of 77 questionnaires sent, 29 (38%) responses were completed. While the survey was not scientifically conducted and therefore cannot be used to infer the attitudes of all businesses in the Project Area, the information it provides is nevertheless of interest in constructing an image of the character of Richards Boulevard.

Types of Businesses

Businesses that responded to the survey encompass a variety of activities. Seven of the 29 respondents are distribution firms and another six are engaged in wholesale trade. Four of the firms are in retail trade (including one service station) and two each are in contracting, manufacturing/fabrication and real estate investments. Two state offices responded to the survey. Other respondents included one administrative office, one social services agency, a taxi company and a real estate broker, who does business in the area but occupies no building space.

Tenure in the Richards Boulevard Area

Of the 29 respondents, 26 are firms that occupy space in the Project Area. These firms had been located in the Project Area for as little as one year and as long as 80 years. The median tenure was approximately 20 years.

Recent Changes in the Project Area

Survey respondents noted a variety of recent changes that they have observed in the Project Area. Four mentioned that the area has been getting cleaned up and upgraded, while one said that it is aging and two cited increased vandalism. Six noted recent growth, and specifically mentioned increases in office use and commercialization.

Eight respondents indicated that traffic congestion has increased, while four said that traffic conditions have improved.

The most frequent response, given on 11 questionnaires, was that the number of transients had increased.

Problems in the Area

When asked to name the biggest problems facing the Richards Boulevard area, 20 respondents cited the presence of homeless people, transients and vagrants. Traffic congestion and circulation problems were the second most often noted problem, with 15 responses.

Other problems noted were crime/security (five responses), vandalism (three responses), aesthetics/litter/clean up (three responses), and the presence of social service facilities (two responses). In addition, one respondent mentioned the lack of access for the elderly and disabled population.

It could be concluded from this small sampling that the Richards Boulevard area is perceived as an area in transition from industrial uses to office parks. Respondents had mixed feelings regarding these changes, but were eager to see such problems as traffic congestion and the transient population addressed as pertinent to overall health and safety.

Substantiation of the results of this survey are best obtained by identification of those indicators which may contribute to social maladjustment, i.e., physical conditions that impair optimum utilization of the area. The next section of this report will therefore address population, employment, income, housing and crime.

1. Population

As of 1989, the population residing within the Project Area's boundaries is estimated at 1,071. This figure is probably high, since the 1980 census reflected only 905 persons in the area and no additional housing has been or is likely to be built due to heavy commercial/industrial zoning and blighted conditions. The 1989 population estimate for the City of Sacramento is 343,632; thus, the Project Area contains about three tenths of one percent of the City's population. Table II-7 summarizes general population characteristics in the Project Area, the City of Sacramento and the Sacramento SMSA.

TABLE II-7

RICHARDS BOULEVARD PROJECT AREAPOPULATION CHARACTERISTICS¹

	<u>Project Area</u>		<u>City of Sacramento</u>		<u>Sacramento SMSA²</u>	
	1980	1989(est.)	1980	1989(est.)	1980	1989(est.)
Total Population	905	1,071	275,741	343,632	1,014,002	1,271,925
Median Age Population	--	24.6	31.4	34.4	29.7	33.1
Ethnicity						
White	44.2%	38.5%	67.6%	67.1%	82.4%	82.4%
Black	13.6	16.2	13.4	12.9	6.0	6.1
Other	46.3	45.3	19.0	20.0	11.6	11.5
Spanish Surname	39.0	46.3	--	18.2	--	12.4
High School Graduate	28.7%	--	53.0%	--	57.7%	--
College Graduate	1.4%	--	18.7%	--	19.7%	--

¹ Source: Donnelly Marketing Information Services, October, 1989.
U.S. Census Data, 1980.

² SMSA: Sacramento Metropolitan Statistical Area.

The median age of the population in the Project Area is a youthful 24 years old, as against 33 years old citywide and 34 years old in the metropolitan area. Education levels in the Project Area appear to be considerably lower than the education levels of the City or metropolitan populations. Only 28 percent of the Project Area residents are high school graduates, and only 1.4 percent graduated from college. Citywide, 19 percent of residents graduated from college while 20 percent of the countywide population are college graduates.

The 1989 ethnic composition of residents within the Project Area is estimated to be as follows: 38 percent white; 16 percent black; and 45 percent other, with the Spanish surname population accounting for approximately 46 percent of the total population. Citywide, 67 percent of the population is white, 13 percent black, 20 percent are classified as other, and 18 percent have Spanish surnames.

In summation, the Project Area's population is younger, contains a higher concentration of ethnic minorities and has a considerably lower level of education than the rest of the City of Sacramento and surrounding metropolitan areas.

2. Housing

As of 1980, there were approximately 311 housing units within the Project Area. These housing units were about 90 percent renter-occupied, and 10 percent owner-occupied. In contrast, citywide, approximately 44 percent of housing units are renter-occupied and 56 percent are owner-occupied, and for the metropolitan area, 40 percent are renter-occupied and 60 percent are owner-occupied.

Table II-8 shows housing characteristics in the Project Area and the City and County for comparison purposes. Average rent levels and median home values in the Project Area are also considerably below citywide and countywide averages. The 1980 Census, although nine years old, provides some indication of these trends, with the median rent level in the Project Area reported to be \$64 per month, compared to \$178 per month citywide and \$218 per month for the metropolitan area. Median home values in the Project Area as of 1980 were \$21,428 as against \$56,785 citywide and \$66,089 countywide. These housing indicators demonstrate that residential values in the Project Area are very low in comparison to the City and metropolitan area.

TABLE II-8

RICHARDS BOULEVARD PROJECT AREA

HOUSING CHARACTERISTICS: RICHARDS BOULEVARD PROJECT AREA,
CITY OF SACRAMENTO and SMSA
1980¹

	<u>Project Area</u>	<u>City of Sacramento</u>	<u>SMSA</u>
Total Housing Units	311 ²	123,284	421,321
Average Household Size	3.55	3.12	3.17
Renter-Occupied Housing Units	90.0%	44.0%	40.0%
Owner-Occupied Housing Units	10.0%	56.0%	60.0%
Median Home Value	\$21,428	\$56,785	\$66,089
Median Monthly Rent	\$64	\$178	\$218

¹ Housing data is for 1980 unless otherwise noted. Project Area data, unless otherwise noted, is reported for census tract 053.

² Figure derived from land use survey conducted by Agency staff in October, 1989.

Source: Donnelly Marketing Information Services, October 1989.

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The 1980 Census shows considerable overcrowding conditions in the Project Area. Overcrowded conditions are an indicator of the health or responsiveness of a housing market. Overcrowded housing is an indicator of households doubling up due to reasons of affordability and availability of suitable housing. The basic standard used by HUD to determine overcrowding is that the number of persons per room within a dwelling unit should be 1.00 or less. Housing with an occupancy of 1.01 to 1.50 persons per room are considered to be crowded, while housing 1.51 persons per room or more are considered to be severely overcrowded. As summarized in Table II-8, the Project Area's housing is considerably more overcrowded than the citywide housing stock, with about 3.55 persons as the average family size, compared to 3.12 for the City of Sacramento and 3.17 for the SMSA. Translating these family sizes to persons per room results in 1.78 persons per room for the Project Area, compared to 1.06 and 1.04 for the City and SMSA, respectively. As can be seen, 1.78 persons per room demonstrates an extremely overcrowded housing condition.

In summation, the Project Area's housing stock is predominantly renter-occupied and the rent levels are considerably below the rent levels for the City of Sacramento and its surrounding area. Moreover, housing units in the Project Area are severely overcrowded when compared to the City and SMSA.

3. Income

As of 1980, the median household income in the Project Area was \$7,267 compared to \$14,649 citywide, and \$17,519 countywide. The 1989 estimate for median household income (Table II-9) within the Project Area is \$10,961, as against \$22,117 citywide and \$25,704 for the SMSA. Both in 1980 and in 1989, the median household income in the Project Area was substantially below citywide or countywide averages.

As of 1989, approximately 67 percent of households in the Project Area are within the very low income category, defined by the United States Department of Housing and Urban Development (HUD) as households having an income of 50 percent or less of the County median income. About 17 percent of households fall into the low income category, defined by HUD as households with incomes that are 80 percent of the County median income. Approximately 7 percent of households were within the moderate income category, defined by HUD as households with incomes that are 120 percent of the County median income. Combined, approximately 84 percent of the households in the Project Area are within very low, low or moderate income categories.

TABLE II-9

RICHARDS BOULEVARD PROJECT AREAINCOME CHARACTERISTICS: PROJECT AREA,
CITY OF SACRAMENTO and SMSA
1980 and 1989

	<u>Project Area</u>		<u>City of Sacramento</u>		<u>Sacramento SMSA</u>	
	<u>1980</u>	<u>1989</u>	<u>1980</u>	<u>1989</u>	<u>1980</u>	<u>1989</u>
Median Household Income	\$7,267	\$10,961	\$14,649	\$22,117	\$17,519	\$25,704
Very Low Income Households*	--	71.3%	--	42.4%	--	35.1%
Low Income Households*	--	16.6%	--	18.7%	--	20.1%
Moderate Income Households*	--	10.7%	--	34.6%	--	24.1%

* HUD qualifying standards are: very low income = 50% of County median income; low income = 80% of County median income; and moderate income = 120% of County median income. The incomes reported in this table approximate these categories based on the census income ranges.

Source: Donnelly Marketing Information Services, October 1989.

In summation, Table II-9 shows these income figures and illustrates that in comparison to the City and County metropolitan area at large, the Project Area has a significantly larger proportion of very low and low income households.

4. Employment

Census employment figures from 1980 (Table II-10) reflect a lower skilled labor force in the Project Area compared to the labor force characteristics of the citywide or countywide populations. As of 1980, about 20 percent of the labor force was unemployed in the Project Area compared to approximately 10 percent citywide. Of those employed, approximately 9 percent were classified in managerial or professional occupations, 14 percent in technical or administrative occupations, 3 percent in sales, 6 percent in production and repair occupations, 3 percent as machine operators, 17 percent as laborers or transportation (railroad) workers, and 48 percent as service workers. Blue collar occupations accounted for 26 percent of the labor force in the Project Area, compared to about 21 percent citywide and 23 percent countywide. White collar occupations within the Project Area were only 26 percent compared to 62 percent in the City and 62 percent in the County metropolitan area.

5. Crime

It is the policy of the Sacramento Police Department not to release crime statistics, therefore, this report does not contain a comprehensive picture of crime incidents in the Richards Boulevard Project Area. An interview with the Police Department's Community Relations Representative indicates no serious crime problem. The Project Area has the lowest level of assigned police surveillance in the city, and this purportedly is due to a lack of demand, and a low level of reported crime incidents. Besides some commercial burglaries, there has been insufficient reported crime for the police to issue a crime pattern notification to officers in the area. There were a total of 165 arrests in the Project Area in 1989. Table II-11 records that 46 percent were attributed to alcohol or narcotic related incidents, while 31 percent were attributed to burglary/thefts, and 23 percent attributed to assaults with violent intent.

TABLE II-10

RICHARDS BOULEVARD PROJECT AREAEMPLOYMENT CHARACTERISTICS: PROJECT AREA,
CITY OF SACRAMENTO, AND SACRAMENTO SMSA - 1980

	<u>Project Area</u>	<u>City of Sacramento</u>	<u>Sacramento SMSA</u>
Total Civil Labor Force	276	126,375	480,697
% Unemployed	20.3%	10.3%	9.0%
Total Employed	220	113,333	437,230
% Managerial/Professional	8.6%	25.8%	25.6%
% Technical/Administrative	14.5%	27.0%	24.9%
% Sales	3.2%	9.4%	11.1%
% White Collar	26.4%	62.1%	61.6%
% Production/Craft/Repair	6.4%	9.6%	11.6%
% Machine Operators	2.7%	4.2%	3.7%
% Laborers/Transportation Workers/Etc.	16.8%	7.6%	7.2%
% Blue Collar	25.9%	21.4%	22.5%
% Farm/Forestry/Fishery Workers	14.1%	1.8%	2.5%
% Service Workers	33.6%	14.7%	13.4%

Source: Donnelly Marketing Information Services, October 1989.

However, the police department does recognize a significant incidence of homeless-related crime in the Project Area. In the Spring of 1989, the police department responded to complaints about the transient community in the area of the American River Parkway, by conducting a sweep. A field investigation of persons found camping along the parkway revealed 11 persons with multi-state criminal records, 12 with felony records, 9 had numerous aliases, 17 had arrest records, one was a fugitive, and only two had no police record. The sweep was a part of a concerted effort by the police department to step up its enforcement of prohibition against transient-camping in the Parkway in the hopes that this would mitigate transient-related crime in the area. During the first four months of 1989, the police department conducted a study of crime in the area of the American River Parkway which showed a total of 288 crimes reported, the majority of which were petty thefts, which may indicate a problem with homeless-related crime. Fourteen commercial burglaries involved homeless/transients, but there is no statistic showing whether or not other classes of crime involved homeless/transients. Table II-11 details the crimes reported by category.

In summation, data on the Project Area's crime rate reflects three major categories of arrests: narcotics/alcohol, burglaries/thefts, and assaults with violent intent. The City Police Department also recognizes a significant incidence of homeless-related crime.

6. Prevalence of Social Maladjustment

The Richards Boulevard Redevelopment Project Area is characterized by a high proportion of low income households, a lower skilled labor force, a perception of an insecure environment, and deteriorated housing conditions as discussed in Section A of Part II of this Preliminary Report. There are currently no affordable housing opportunities in the area, largely due to existing zoning and the lack of available tracts for development, but also because the area would be a higher risk to private sector investors due to perceptions regarding public safety and other deteriorated conditions. The low income status of many of the area's residents implies that there is not a market for higher rents or home values within the Project Area which would be necessary to support new private housing investment. Compounding these circumstances is the prevalence of irregularly formed and shaped parcels, which creates further physical and economic barriers to private residential and commercial investment in the area.

TABLE II-11

RICHARDS BOULEVARD PROJECT AREA

(A) TOTAL ARRESTS IN THE PROJECT AREA, 1989*

Burglary/Thefts	51
Assaults	38
Narcotics Related	23
Alcohol Related	53

TOTAL	165

(B) SUMMARY OF CRIMES OR INCIDENTS REQUIRING A POLICE RESPONSE
FROM 1-1-89 TO 4-26-89 IN AREA OF AMERICAN RIVER PARKWAY*

Arrests	56
Stolen/Recovered Vehicles	31
Robberies	16
Assaults	19
Sex Crimes	7
Grand Thefts	18
Petty Thefts	41
Vandalism	6
Auto Burglaries	39
Stolen/Found Property	11
Disturbances	21
Narcotic Related Incidents	9
Commercial Burglaries (1)	14

TOTAL	288

* Source of statistics: Sacramento Police Department.

(1) Commercial burglaries in which homeless/transient are believed responsible.

Private commercial investment is central to improving social conditions in the Project Area. High unemployment rates relative to those citywide are the generally lower skilled labor force in the Project Area indicates a need for job training programs and greater employment opportunities.

In summation, competition for limited public funds in both the City and the County is keen. The more immediate community needs, such as street improvements and infrastructure improvements are already straining existing public resources, leaving little left over to address the social and other long term community needs.

C. Existing Economic Conditions

California Redevelopment Law states that the prevalence of social and economic maladjustment may be contributing causes of blight (Section 33032(d)). As in the case of social maladjustment, the law does not specify the factors which can be used to evaluate economic conditions. In the previous section on social conditions, the focus was on population characteristics, income levels, housing, employment, and crime. The existence of economic maladjustment in the Project Area is documented below by generally recognized indicators of the economic health of various markets. The analysis attempts to identify the major advantages of the area and the obstacles to economic development that exist.

1. Economic Setting

The Richards Boulevard area evokes a mixed response from residents and merchants within the area. On one hand surveys have indicated that the Project Area is perceived by its business occupants as having an above average location and freeway access. At the same time, conditions such as traffic congestion and a significant homeless/transient population are reported as problems. Desired future changes mentioned by survey respondents include traffic and circulation as well as transit improvements. Additional concerns were the desire to have social services removed from the area or levels of transient services reduced; and increased security/crime prevention efforts.

Moreover, historical development patterns dictated by obsolete land use decisions inhibit the present day potential for redevelopment to occur under normal market conditions. These conditions are caused in part by the nature of subdivision and ownership in the area, that is, irregularly formed lots with scattered ownership which could be changed by land assembly and public redevelopment action. But they are also the result of an outgrown and seriously inadequate infrastructure system that, in many cases, renders development by the private sector alone economically infeasible. As a result of these conditions and others, there are powerful influences that work at cross purposes which contribute to economic maladjustment in the Project Area.

As indicated earlier in this report, the Richards Boulevard Industrial Area, like the downtown Central Business District, faces competition from outlying markets which can offer larger tracts of land and up-to-date infrastructure. While the City of Sacramento has grown from 4.5 square miles in 1849 to its present size of 97 square miles and its population from a few thousand to approximately 340,000 in 1989, the Richards Boulevard Project Area has seen minimal change in its economic function, i.e., heavy commercial/industrial area. In fact, the City of Sacramento recognized this fact in 1987 when it retained The Fantus Company to conduct a "Targeted Industry Study" to identify locations and prepare a strategy for attraction of more manufacturing to Sacramento.

Some of the specific findings were:

"The Richards Boulevard area is unique from other city target areas in many ways and, as such, it does not directly compete with other areas in the region. Richards Boulevard is physically locked in by natural boundaries, transportation infrastructure, and areas of other uses. There is little land available for development and the land that is available is priced high relative to other areas projecting the same image. The Richards Boulevard area, while it at present suffers in image, is not best suited for heavy industrial. Its niche is for companies desiring a central location, close to the city's central business district and state government."

There are numerous physical, social and economic consequences to this situation. For one, modern technologies have revolutionized industrial production and diversified production functions. Today, research, development, and management operations are often separated from manufacturing functions as these operations become increasingly streamlined by computers and other technology which can be housed in commercial office spaces rather than industrial plants. Thus, there is a demand to consolidate and recycle lands for new office and supporting commercial development. This demand, however, is thwarted by the existing subdivision system which, as previously discussed, contains numerous oddly shaped parcels that are not conducive to commercial development and are inadequately served by the street network.

In addition, shifts in the economic base have also had socio-economic implications insofar as there is a growing need for a higher skilled labor force than that which currently exists. As noted in the previous section, the Project Area, and to a lesser extent, the City at large, have a substantially lower proportion of the labor force in managerial and technical occupations than the labor force countywide -- 26 percent in the Project Area and 62 percent in the City, as against 61 percent countywide.

Other related consequences are difficult to measure such as dollars spent outside the Richards Boulevard area and the subsequent loss of sales taxes to the City as a result of a retail market that is not keeping pace with population growth, as discussed below. These opportunity costs and other result from a weak commercial base.

2. Prevalence of Impaired Investments

In order to examine economic conditions in the Project Area, two types of data were analyzed. First, taxable retail sales data for 1985 through 1988 was obtained from the State Board of Equalization to evaluate retail market conditions. Second, building permit activity was analyzed to consider growth trends in the City and how such trends compare to growth within the Project Area. These efforts are summarized below.

a. Retail Activity

Table II-12 reflects total annual taxable sales transactions from 1985 through 1988 for the City of Sacramento and for the SMSA. The data in Table II-12 indicates that sales transactions within the City of Sacramento have been increasing somewhat modestly from a low 3 percent change rate in 1986 to a 9 percent change rate in 1987, dropping to 7 percent in 1988. At the same time, the SMSA has maintained a steady but also modest growth of 6 percent in 1986 and again in 1987, jumping to 9 percent in 1988. Graph II-1 portrays the rate of change. In fact, the City of Sacramento has maintained its share of taxable sales at about 25% of the total transactions. Retail uses in the Project Area are concentrated on North 12th Street, North 16th Street, Bercut Drive, and Jibboom Street. Taxable sales transaction statistics were not available for any year other than 1988 for census tract 53 - Richards Boulevard. For 1988, the City of Sacramento, Department of Finance, Revenue Division, reports a total of \$248,065,600 in gross sales in the following categories:

TABLE II-12

RICHARDS BOULEVARD PROJECT AREACOMPARISON OF TAXABLE SALES TRANSACTIONS¹ - CITY OF SACRAMENTO and SACRAMENTO SMSA²
-(000)-

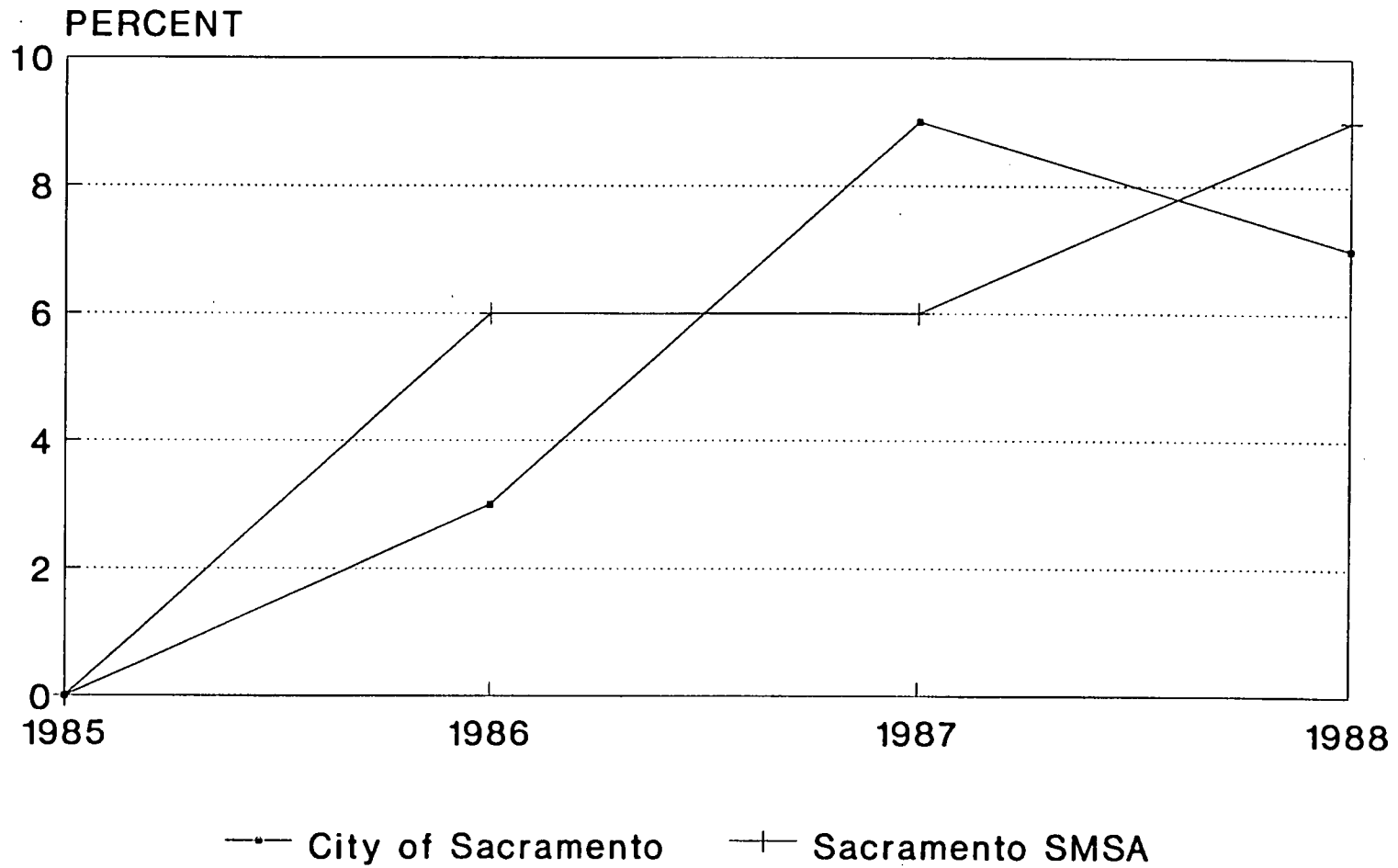
YEAR	CITY OF SACRAMENTO		SACRAMENTO SMSA ¹		CITY OF SACRAMENTO SALES AS A PERCENTAGE OF SMSA
	Dollar Volume	% Change	Dollar Volume	% Change	
1985	\$ 2,493,152	--	\$ 9,707,036	--	26%
1986	2,572,947	3.0	10,252,831	6.0	25%
1987	2,804,613	9.0	10,908,163	6.0	26%
1988	3,013,937	7.0	11,909,194	9.0	25%

TOTAL	\$10,884,649	--	\$42,777,224	--	25.5% (average)

¹ Source: Taxable Sales in California, State Board of Equalization, Annual Reports, 1985-1988.

² SMSA: Standard Metropolitan Statistical Area

PERCENTAGE OF CHANGE IN TAXABLE SALES TRANSACTIONS



Information: State Board of Equalization

GRAPHII-1

Richards Boulevard Industrial Area

Food	\$ 9,824,700
Lodging	562,900
Gas Stations	2,457,400
Auto Related	73,252,300
Processing/Printing	12,345,000
Computer Related	4,322,800
Supply Companies	21,787,800
Equipment Companies	949,100
Wholesale Companies	16,317,000
Paper Supplies/Packaging	20,030,100
Electric Services	546,000
Scrap Metal	1,373,900
Construction	3,693,400
Household Appliances/Accessories	6,726,100
Miscellaneous	<u>73,877,100</u>
TOTAL	\$248,065,600

A comparison of Richards Boulevard gross sales for 1988 with the City of Sacramento and the SMSA on Table II-12 demonstrates that the Project Area commands an 8% share of the City's gross sales and a 2% share of the SMSA. Given the steadily increasing economic growth in the City and the surrounding SMSA, it might be assumed that the Project Area's share in gross sales would decline without some assistance from the public sector. This assumption is supported by the November 20, 1989 Northern California Real Estate Journal which states generally that the industrial vacancy rate has increased slightly and specifically that:

"The area [Richards Boulevard Industrial Area] has remained relatively unstable with very few infill sites remaining. With no new construction coming on line and the area absorbing 120,000 square feet, vacancy rates have remained low, registering at 5.5 percent. A reduction in market size is expected in the next few years as many older warehouse buildings are being converted to office space."

Public sector investments that may spur retail activity within the Project Area include land assembly for future private development, infrastructure improvements to improve traffic circulation and transit improvements to facilitate the public's ability to access the area.

b. Building Permits

Table II-13 shows building permit valuations for the Richards Boulevard Project Area and for the City of Sacramento for 1984 through 1989 (to date). The cyclical nature of new construction is evident from data displayed on this table. The Project Area's construction activity in 1984 was a minimal six-tenths of one percent of the total growth of the City, however, in the past five years new building permit valuations have raised this percentage to 5.4. In fact, 1985 was a particularly strong indicator of a change in investor interest in the area. Both 1987 and 1989 saw significant declines in building permits (valuations) issued over the previous years. During the four year period ending 1988, the City of Sacramento averaged \$341,000,000 annually in building permit valuations. However, construction activity in the Project Area fluctuated considerably over those four years as Table II-13 demonstrates, while the City of Sacramento saw only one year of decline in building activity.

3. Prevalence of Economic Maladjustment

Economic maladjustment in the Project Area results from the combination of conditions discussed above and the obstacles that exist in the area to mitigate these conditions by the private sector acting alone. First, evolutionary transformations in the industrial sector cannot be accommodated within the existing physical framework without some form of public assistance due to an obsolete subdivision system and inadequate infrastructure conditions. Second, the retail market in the City does not appear to keep pace with population growth, resulting in lost revenues to the City. And, third, although building permit valuations have skyrocketed in the past four years, private developers and environmental groups are putting significant pressure upon the City of Sacramento to mitigate significant infrastructure and public transit needs brought about by the large influx of new employees and clients coming into the area.

Further indicators of economic maladjustment in the Project Area are reflected in the area's high proportion of low income households, the high unemployment rate relative to unemployment rates citywide or countywide, and the lower skilled nature of the labor force in a job market that is becoming increasingly more sophisticated.

TABLE II-13

RICHARDS BOULEVARD PROJECT AREABUILDING PERMIT VALUATIONS - RICHARDS BOULEVARD PROJECT AREA
and the CITY OF SACRAMENTO
(-000-)

<u>YEAR</u>	<u>RICHARDS BLVD. PROJECT AREA</u> <u>Dollar Amount</u>	<u>% Change</u>	<u>CITY OF SACRAMENTO</u> <u>Dollar Amount</u>	<u>% Change</u>	<u>RICHARDS BLVD. PRJ. AREA</u> <u>AS A PERCENTAGE OF CITY</u>
1984	1,872	--	313,063	--	0.6
1985	6,915	269.0	356,128	14.0	1.9
1986	15,662	126.0	390,751	9.0	4.0
1987	10,615	(32.0)	262,002	(33.0)	4.0
1988	20,932	97.0	383,776	46.0	5.4
1989	12,220	(42.0)	--	--	--

Source: City of Sacramento, Current Planning Division

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PART III PROPOSED METHOD OF FINANCING REDEVELOPMENT OF PROJECT AREA

A. General Financing Methods Available to Agency

The proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project will authorize the Agency to finance the Project with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private institutions, the lease or sale of Agency-owner property; owner participant or developer loans, participation in development, sales taxes advanced or paid to the Agency in accord with applicable provisions of law, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out the proposed Redevelopment Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

B. Proposed Redevelopment Activities and Estimated Costs

As described in detail in Part II of this report, the proposed Project Area is a blighted area suffering from certain problems which cannot be remedied by private enterprise acting alone. The area's problems center around a number of issues, including: buildings and structures characterized by deterioration and dilapidation; age and obsolescence; defective design and character of physical construction; mixed and shifting uses; faulty interior arrangement and exterior spacing; properties that are underutilized due to irregularly formed, shaped and sized lots; a multitude of ownership, and significant access problems, and other transportation and circulation deficiencies; and toxics contamination.

The Agency proposes that the redevelopment process be used, to the extent possible, to alleviate these problems in order to provide a proper environment for revitalization and controlled growth to occur. Such activities will facilitate the full utilization of property and will enhance the economic vitality of the proposed Project Area.

Redevelopment of the Project Area will require significant participation from the Agency, entailing activities to overcome the blighting conditions of the Project Area. Proposed redevelopment activities required to promote and achieve the goals and objectives of the proposed Redevelopment Plan and to address the Project Area's problems and needs include: 1) a program of reconstruction, replacement and installation of needed public improvements and facilities; 2) a selective land assembly and disposition program; 3) a structural rehabilitation program; 4) selective contributions for toxics clean up; and 5) a program addressing the Project Area's (and City's) low and moderate income housing needs.

1. Public Facilities and Public Improvements

Primary among Agency objectives is to provide an environment which will stimulate economic growth in the Project Area. To meet this objective, the Agency proposes to assist in the construction and upgrading of a number of public facilities and improvements. The Agency's proposed public facilities and improvements program for the Project Area, and its estimated cost in current dollars, are detailed in Table III-1. Public facilities projects total \$91.0 million of which \$32.5 million is proposed for Project funding. Public improvements, street improvements, infrastructure expansion and relocation, transit facilities and open space improvements will cost an estimated \$31.4 million. Of this amount \$18.1 million is anticipated to be funded by the Project. Combined, the Agency is proposing to construct \$122.5 million of public facilities and improvements in the Project Area, of which an estimated \$50.6 million is proposed for Project funding.

2. Selective Land Assembly and Disposition

Table III-1

Sacramento Redevelopment Agency
Richards Blvd. Redevelopment Project

ESTIMATED PUBLIC FACILITIES AND IMPROVEMENT COSTS
(000's Omitted)

rchdsti2
030890
cm250

	<u>Estimated Cost</u>	<u>Portion Proposed For Project Funding</u>	
A. PUBLIC FACILITIES			
1. Construct New Detoxification Center	\$6,000	1,200	20%
2. Expand Water Treatment Plant	550	550	100%
3. Construct Public Park	9,500	475	5%
4. Construct Courthouse Complex or Other Related County Facilities	75,000	30,235	40%
Subtotal	91,050	32,460	36%
B. PUBLIC IMPROVEMENTS			
1. Streets/Roadway Improvements			
a. Realign Bannon Sreet	500	500	100%
b. Improve 12th/Sunbeam/Sproule Intersection	200	200	100%
c. Provide Additional Lane--I-5 Off-ramp to Richards	750	150	20%
d. Construct Richards/SR 160 Intersection Improvements	6,000	6,000	100%
e. Extend North 7th Street	7,480	748	10%
f. Extend North 5th Street	900	900	100%
g. Construct Richards Blvd.--Alternative Route	3,000	300	10%
h. Widen Richards Blvd. to Six Lanes	6,100	3,050	50%
2. Infrastructure/Utilities			
a. Increase Capacity of Wastewater Collection System	425	425	100%
b. Extend Water Mains	325	325	100%
c. Underground Overhead Utility Wires	1,600	1,600	100%
d. Construct Curbs and Gutters	3,500	3,500	100%
3. Construct Light Rail Transit Station	540	270	50%
4. Open Space Improvements			
a. Construct Public Access to American River	50	50	100%
b. Construct Bike Path on American River	75	75	100%
Subtotal	31,445	18,093	58%
TOTAL PUBLIC FACILITIES AND IMPROVEMENTS COSTS	122,495	50,553	41%

Source: Mundie & Associates; Sacramento Redevelopment Agency

Table III-2
Sacramento Redevelopment Agency
Richards Boulevard Redevelopment Project
ESTIMATED PROJECT COSTS
(000's Omitted)

rchdsti2
030890
cm300

	Estimated Cost	Portion Proposed For Project Funding	
A. PUBLIC FACILITIES AND PUBLIC IMPROVEMENTS (From Table III-1)	\$122,495	50,553	41%
B. LAND ASSEMBLY		3	
1. Acquisition for Non-Residential Uses	31,928	31,928	100%
2. Dedication of SP Property for Open Space Railyard to Old Sacramento	4,500	1,500	33%
3. Assistance for Site Clearance/Demolition	5,000	5,000	100%
Subtotal	41,428	38,428	93%
C. TOXICS MITIGATION	500	500	100%
D. REHABILITATION AND REHAB INCENTIVES			
1. Incentives for Landscape/Frontage Imps.	490	490	100%
2. Warehouse Conversions	1,000	1,000	100%
Subtotal	1,490	1,490	100%
E. LOW AND MODERATE INCOME HOUSING			
1. New Homeless Shelter	2,500	2,500	100%
2. Relocate Bannon Street shelter	1,000	1,000	100%
3. Relocation of Bannon Street Housing	1,260	1,260	100%
4. Basler and Dreher Street Relocation	3,750	3,750	100%
Subtotal	8,510	8,510	100%
F. ADMINISTRATION			
1. Prepare Specific Plan	300	300	100%
2. Modify Zoning Ordinance	25	25	100%
3. Business Development/Social Service Program for Project Area Businesses	1,125	1,125	100%
4. Planning Studies for Circulation and Transit Imps.	300	300	100%
5. Planning for Relocation of Fire Station	50	50	100%
6. 10 Years @ \$250,000	2,500	2,500	100%
10 Years @ \$175,000	1,750	1,750	100%
10 Years @ \$100,000	1,000	1,000	100%
5 Years @ \$50,000	250	250	100%
Subtotal	7,300	7,300	100%
TOTAL COSTS	181,723	106,781	59%

The proposed land assembly and disposition program will focus on three areas: 1) the elimination of non-conforming and other blighting uses; 2) responding to property-owner or developer-initiated efforts where public assistance is required to assemble property needed for the expansion of existing uses or to create a fully developable site for new uses; and 3) "opportunity" acquisitions in which existing owners may desire to sell in order to pursue objectives outside the Project Area. It is estimated that the Redevelopment Agency may acquire up to 74 acres of property (exclusive of sites for low and moderate income housing) over the life of the Project, at an estimated cost (in 1990 dollars) of approximately \$33.4 million.

3. Structural Rehabilitation

In order to remedy conditions created by aged and obsolete buildings and defective design, the Agency is proposing a commercial rehabilitation program. The program would utilize grants and loans for landscape and frontage improvements and for conversion of industrial building to other commercial uses. The estimated cost of the rehabilitation activities is \$1.5 million.

4. Toxics Mitigation

In order to enhance the appearance of the Project Area, the cleanup of toxic materials on selected sites may be necessary. The Agency contemplates the expenditure of \$500,000 toward the clean-up of toxics materials in the Project Area.

5. Low and Moderate Income Housing

California Redevelopment Law requires, except under specific circumstances, redevelopment agencies to deposit 20 percent of tax increment revenues into a low and moderate income housing fund. The Agency intends to utilize tax increment from the low and moderate income housing fund to provide for a new homeless shelter, relocate an existing shelter and relocate various other low and moderate income housing units. The total cost in 1990 dollars is estimated to be \$8.5 million.

It is anticipated that tax increment revenues deposited in the low and moderate income housing fund over the life of the Project Area will significantly exceed \$8.5 million. Those additional funds may be utilized in the Project Area or within the City of Sacramento to increase the supply of low and moderate income housing. Those projects shown on Table III-2 under "Low and Moderate Income Housing" include only those specific projects described above which would be funded from the housing fund.

6. Other Redevelopment Activities

The Agency will incur costs in addition to those public improvement and implementation costs indicated above. As shown on Table III-2, it is anticipated that the Agency will incur costs for the operation and administration of the Agency's programs for revitalization of the Project Area. In addition to program staff and Project Area Committee expenses, expenditures for planning and feasibility studies and business development activities are anticipated. Total administrative costs are estimated to be \$7.3 million.

Total estimated Project costs (in 1990 dollars) for the implementation activities described above plus estimated administration costs over the 35-year life of the Project (exclusive of interest costs and escalation) are \$106.8 million. Details of these estimated costs are presented in Tables III-1 and III-2. The portrayal of the portion of these costs to be incurred in the sixteen initial years of the redevelopment Project and the annual amounts of expenditure that will result, is shown on Table III-5.

C. Estimated Project Revenues

As stated above, the Agency will be authorized in the Redevelopment Plan to use a variety of lawful means to finance the activities proposed to implement the Plan. Potential revenue sources to fund Project costs include; tax increment receipts and proceeds from tax increment notes and bonds; loans, grants and contributions from the city, county, state or federal government; proceeds from the sale of Agency-owned land; financing proceeds based on revenues from special assessment districts; and development fees.

1. Tax Increment Revenue

Table III-3 shows Agency staff's projections of the scope and type of potential new development that may occur within the Project Area over the life of the Project. Given the physical, social, and economic conditions existing in the Project Area and described in Part II of this report, it is virtually certain that the level of projected new development would not occur but for the Agency's redevelopment activities. That is, redevelopment activities either directly relating to and assisting these new developments, or ancillary redevelopment activities that provide infrastructure and other improvements necessary for such developments to occur. A description of how these and other specific projects proposed by the Agency will improve or alleviate blighting conditions in the Project Area is more fully discussed in Part V of this report.

Projections of annual estimated tax increment revenues that would be generated within the Project Area over the 35 year life of the Project are presented in Table III-4. The projected amounts are based upon: 1) new developments included in Table III-3) annual two percent increases as permitted by Article XIII A of the California constitution; and 3) underlying growth rates, in part stimulated by Agency investment activities in the Project, above the annual two percent noted above to reflect transfers of ownership and other new construction not included in Table III-3. An annual growth rate factor of four percent has been assumed for fiscal years 1990-91 through 1994-95 and seven percent in 1995-96 and subsequent fiscal years. Other assumptions on which the projections are based are noted in footnotes to the projections.

It is estimated that over the 35 year life of the Project Area, cumulative tax increment revenue would total \$441.8 million.

2. Loans, Grants and Contributions from City, Country, State and Federal Government and from Project Developers

Currently, Agency administrative costs for the proposed Project Area are being funded through Agency and City advances and are expected to continue to be funded in such a manner through the plan adoption process. In respect to costs after adoption of the proposed plan, it is likely that additional City funds or other loans will be necessary if all the implementation activities and programs identified above are to be timely completed. Such loans may include loans and advances from project Area developer(s) and from city tax revenues generated by Project Area commercial developments.

A major component of the proposed Project Area's existing blighting condition is the existence of inadequate public improvements, facilities and infrastructure. Transit, circulation, and other public facilities and public improvement projects needed to alleviate major deficiencies in these areas total over \$ 122.5 million. As detailed in Table III-1, 59 percent of this cost is proposed to be borne by sources other than Project Area funding. Such sources will include the City's general fund and various public improvement funds, some of which are funded by contributions from state and federal programs.

3. Land Sales Proceeds

Table III-3
Sacramento Redevelopment Agency
Richards Blvd. Redevelopment Project
PROJECTED NEW DEVELOPMENT
(000's Omitted)

rchdsti2
030890
†18

Office	183,500 Square Feet
Commercial Retail	25,500 Square Feet
Hotel/Motel	489 Units
Warehouse/Distribution/Industrial	157,330 Square Feet

Source: Sacramento Redevelopment Agency

Table III-4
 Sacramento Redevelopment Agency
 Richards Blvd. Redevelopment Project
PROJECTION OF INCREMENTAL TAX REVENUE
 (000's Omitted)

rchdsti2
 030890
 aa120

Plan Year	Fiscal Year	Real (1) Property	New (2) Development	Total Real Property	Other (3) Property	Total Value	Value (4) Over Base Of \$338,628	Gross (5) Tax Increment
	1989 - 1990	N/A	N/A	\$233,660	104,968	338,628	0	N/A
1	1990 - 1991	247,679	12,822	260,502	104,968	365,470	26,842	N/A
2	1991 - 1992	276,132	6,411	282,544	104,968	387,511	48,884	489
3	1992 - 1993	299,496	4,565	304,061	104,968	409,029	70,401	704
4	1993 - 1994	322,305	371	322,676	104,968	427,644	89,016	890
5	1994 - 1995	342,037	371	342,408	104,968	447,376	108,748	1,087
6	1995 - 1996	373,225	0	373,225	104,968	478,192	139,565	1,396
7	1996 - 1997	406,815	0	406,815	104,968	511,783	173,155	1,732
8	1997 - 1998	443,428	0	443,428	104,968	548,396	209,768	2,098
9	1998 - 1999	483,337	0	483,337	104,968	588,304	249,677	2,497
10	1999 - 2000	526,837	0	526,837	104,968	631,805	293,177	2,932
11	2000 - 2001	574,252	0	574,252	104,968	679,220	340,592	3,406
12	2001 - 2002	625,935	0	625,935	104,968	730,903	392,275	3,923
13	2002 - 2003	682,269	0	682,269	104,968	787,237	448,609	4,486
14	2003 - 2004	743,673	0	743,673	104,968	848,641	510,013	5,100
15	2004 - 2005	810,604	0	810,604	104,968	915,572	576,944	5,769
16	2005 - 2006	883,558	0	883,558	104,968	988,526	649,898	6,499
17	2006 - 2007	963,078	0	963,078	104,968	1,068,046	729,419	7,294
18	2007 - 2008	1,049,756	0	1,049,756	104,968	1,154,723	816,096	8,161
19	2008 - 2009	1,144,234	0	1,144,234	104,968	1,249,201	910,574	9,106
20	2009 - 2010	1,247,215	0	1,247,215	104,968	1,352,182	1,013,555	10,136
21	2010 - 2011	1,359,464	0	1,359,464	104,968	1,464,432	1,125,804	11,258
22	2011 - 2012	1,481,816	0	1,481,816	104,968	1,586,783	1,248,156	12,482
23	2012 - 2013	1,615,179	0	1,615,179	104,968	1,720,147	1,381,519	13,815
24	2013 - 2014	1,760,545	0	1,760,545	104,968	1,865,513	1,526,885	15,269
25	2014 - 2015	1,918,994	0	1,918,994	104,968	2,023,962	1,685,334	16,853
26	2015 - 2016	2,091,704	0	2,091,704	104,968	2,196,672	1,858,044	18,580
27	2016 - 2017	2,279,957	0	2,279,957	104,968	2,384,925	2,046,297	20,463
28	2017 - 2018	2,485,153	0	2,485,153	104,968	2,590,121	2,251,493	22,515
29	2018 - 2019	2,708,817	0	2,708,817	104,968	2,813,785	2,475,157	24,752
30	2019 - 2020	2,952,610	0	2,952,610	104,968	3,057,578	2,718,951	27,190
31	2020 - 2021	3,218,345	0	3,218,345	104,968	3,323,313	2,984,686	29,847
32	2021 - 2022	3,507,996	0	3,507,996	104,968	3,612,964	3,274,337	32,743
33	2022 - 2023	3,823,716	0	3,823,716	104,968	3,928,684	3,590,056	35,901
34	2023 - 2024	4,167,851	0	4,167,851	104,968	4,272,818	3,934,191	39,342
35	2024 - 2025	4,542,957	0	4,542,957	104,968	4,647,925	4,309,297	43,093

CUMULATIVE REVENUE **441,806**

Footnotes to Table III-4
Sacramento Redevelopment Agency
Richards Boulevard Project

FOOTNOTES TO PROJECTION OF INCREMENTAL TAXABLE VALUES AND TAX INCREMENT REVENUES

- (1) Real Property Values include secured and unsecured land and improvement values which are assumed to annually increase two percent, as allowed by Article XIII A of the California Constitution. Underlying growth rates above the annual two percent noted are assumed for fiscal years 1990-91 through 1994-95 at four percent.

Commencing in 1995-96 a seven percent trended valuation increase per year has been assumed, which is in addition to the two percent annual increase allowed under Article XIII A.

- (2) See Table III-3, "Projected New Development"

- (3) Other Property Values includes the taxable value of personal property and state-assessed railroad and non-unitary property.

- (4) Assumes 1989-90 base year value. 1989-90 taxable values are based on aggregation of taxable value by Sacramento County Assessors Office and have been adjusted on the basis of Katz Hollis review.

- (5) Gross Tax Increment Revenue is projected on the basis of the basic one percent tax levy applied to incremental taxable values projected for the Project Area. Deposits anticipated to be made to a Low and Moderate Income Housing fund are not reflected on Table III-4 but are incorporated on the Table III-5 cash flow. Similarly, no assumptions regarding tax payments, if any, to affected taxing entities are assumed. Assumes Agency will receive 100 percent of calculated levy each year.

The proposed implementation program contemplates the acquisition of privately owned parcels to be sold for development in accord with the Redevelopment Plan. For purposes of this report, it is assumed that respective sale prices from the Agency to private developers will reflect market values with the type and scope of intended land uses. It is also assumed that land sales prices will equal 90 percent of the Agency's cost of acquisition, relocation and site preparation. Total land sale proceeds are estimated at \$ 30.1 million.

4. Special Assessment Districts

An existing special assessment district, the Richards Boulevard Assessment District has been formed. The purpose of the district is to construct curbs and gutters within the Project Area. The Agency will consider the utilization of the resources of the special assessment district as a possible method of "gap" financing. However, it is assumed that the district or a new assessment district would not have the sufficient resources to provide the level of public improvements necessary to sustain growth in the Project Area.

5. Development Fees

The City currently charges fees for building permit processing and administration. The Agency does not presently charge for development fees. However, a potential funding source is available through development fees should the City choose this method as a means of assisting in the financing of redevelopment activities.

It should be noted, however, that future Project Area commercial and residential development will likely be subject to developments fees of \$.25/sq ft. and \$1.50sq. ft., respectively, per AB 2926 (Chap. 887, 1986 Statues, effective January 1, 1987) which may be levied by local school districts to assist in building new and renovating existing schools.

D. Proposed Financing Method and Economic Feasibility of Project

Previously sections of this Part III have reviewed estimated project costs and estimated revenues. It is the purpose of this action to provide a preliminary assessment of the proposed method of financing the project and, under the assumptions contained herein, whether or not the project is feasible.

In order to evaluate costs against revenues, a cash flow table (Table III-5) was developed to reflect the annual difference between cost and revenue (sources of funds) and to determine where, when and what type of adjustments might reasonably be made to maintain a positive cash balance. Because tax increment revenues build up slowly, the Agency may need to utilize sources beyond tax increment to finance initial program activities.

Prior to developing the cash flow certain assumptions were made regarding sources of revenue and the level of participation in some of the previously discussed programmatic costs.

The primary source of revenue for the Project Area will be tax increment revenues. The cash flow incorporates on an annual basis the tax increment which has been projected on Table III-4. As indicated above, 20 percent of tax increment generated will be subject to deposit into a low and moderate income housing fund. The 20 percent housing set-aside has been shown on Table III-4 to reduce available tax increment. However in those years where Agency expenditures utilize low and moderate income housing resources for eligible housing activities, the housing set-aside requirement will be off-set by those eligible program activities up to an amount of the annual housing set-aside requirement.

Upon the generation of sufficient tax increment revenues, the sale of tax allocation bonds is contemplated. The amount of tax allocation bond proceeds from each issue is based on the assumptions of a 25-year term, an 8 percent interest rate, a 25 percent coverage factor, and issuance costs of 15 percent of gross proceeds. For purposes of the cash flow analysis, net proceeds must equal \$2.0 million or more for a given issue to occur.

To assist in the "start-up" costs of the Project Area during the initial years of the redevelopment plan, the City is contemplating providing an advance of \$1 million to the Agency. It is assumed in the cash flow that proceeds of the advance would be available during the first year of the plan in 1990-91. Land sale proceeds utilized in the cash flow are assumed to be received by the Agency in the fiscal year after the Agency begins acquisition of property. The cash flow also incorporates estimated interest earnings which are assumed at a rate of 7 percent annually and are based on the previous year's ending balance.

As described above and on Table III-2, the estimated Project Area costs are \$181.7 million of which 59 percent or \$106.8 million is proposed to be funded by the Agency. In addition to the public facilities and improvements costs and other estimated Project costs shown on Table III-1 and III-2, the cash flow also projects debt service payments for bonded indebtedness and for repayment of the City's advance to the Agency.

Bond debt service is based on an eight percent interest rate and twenty-five year term. Debt service is assumed to begin in the fiscal year subsequent to the issuance of the bonds. For purposes of the cash flow it is assumed that the City advance will be repaid through credits for certain Agency expenditures. For example, public improvements by the Agency such as the expansion of the City's water treatment plant and extensions of water mains will enable the City to collect more development fees from new construction projects. Accordingly, it is assumed that the City will credit the Agency for the revenue generating public improvements.

The funding of Project Area costs in the cash flow is based on the availability of revenues on an annual basis. Prior to the funding of public facility and improvement costs and other redevelopment activities, the cash flow recognizes the priority liens of debt service on bonds, administrative costs and the low and moderate income housing requirement.

The prioritization of program expenditures in the cash flow is based generally on the priority actions provided by Mundie & Associates to the Agency in its implementation strategy for the Project Area. In any given year in the cash flow, any resources available after bond debt service and administration are then utilized to fund program activities until all revenue sources for that year have been exhausted.

Proposed Program expenditures which are eligible to utilize funds from the low and moderate income housing fund are funded on an annual basis up to an amount which exhausts the projected housing set-aside requirement for that year.

As shown on Table III-5, all program costs, exclusive of bond debt service and administration, are fully funded by the nineteenth year of the plan. Based on the cash flow projection, it is apparent that the proposed Project Area is economically feasible since all estimated Project costs are fully fundable over a reasonable time period. In addition, tax increment resources are sufficient to support both administrative costs and debt service on the bond financing required to implement the plan.

The cash flow projection presented and described in this report should not be construed as the only method of financing the Agency's redevelopment activities in the Project Area. The projection does show, however, that the Project is feasible under a reasonable development scenario and would

generate revenue in excess of those required for implementation under the assumptions incorporated into the cash flow. To the extent costs or revenues vary from those estimates described above due to inflation, unknown events, available or limitations of revenue resources, it may be necessary to adjust the financing plan demonstrated in the cash flow.

E. Tax Increment Revenue and Bonded Indebtedness Limitations

The cash flow projections presented herein have not been developed to determine the tax increment revenue and bonded indebtedness limitations contained in the proposed Redevelopment Plan. Those limitations have been determined in the manner shown in Table III-6. They are based on the total Project costs, to which contingencies and escalation factors and low and moderate income housing costs have been added to arrive at total costs to be financed \$ 180.0 million (which becomes the bonded indebtedness limit), and total net Project costs, including bond debt service of \$ 535.0 million (which becomes the tax increment revenue limit).

F. Reasons for Including Tax Increment Financing in Proposed Redevelopment Plan

A redevelopment program, in addition to providing a proven method of securing desired developments in locations otherwise not attractive, also provides a financing tool in tax increments. The Agency and the City may look to this source of funding in order to assist in solving the Project Area's problems. Both entities have and will consider alternative sources of funding available to finance Project improvements prior to considering the use of tax increment revenues. The financing method envisioned by the Agency for the Project, as described above, places heavy reliance on all such sources, including substantial contributions from the City and state and federal sources. Based upon information currently available, it is believed that neither the City nor the private market could bear costs in excess of those assumed in the financing program. In the City's case, a cut-back in capital improvements and services needs in other areas of the City would be required. In the case of the private market, once the anticipated investment return on a property is reduced below a rate comparable to alternative investments, the economic feasibility of developing the property is jeopardized.

G. Tax Increment Use Limitations and Requirements

As noted above, the proposed Redevelopment Plan establishes the following tax increment and bond limits, as required by the Community Redevelopment Law: 1) the amount of bonds supportable in whole or in part by tax increment revenues which may be outstanding at one time may not exceed \$ 180.0 million; and 2) the total amount of tax increment revenues which may be allocated to the Agency from the Project Area may not exceed \$ 535.0 million. Both of these limits exclude payments which the Agency may elect to make to affected taxing agencies to alleviate fiscal detriment, if any, caused by the Project, and the additional 20 percent low and moderate income housing set-aside required relating to such taxing agency payments. Any such payments the Agency may be required to make could potentially reduce the funds available for Project activities.

In addition to tax increment and bonded indebtedness limits discussed above, there are several other statutory requirements relating to the Agency's use of tax increment funds. The Agency is cognizant of such requirements and intends to fully adhere to them to the extent they are applicable to the Agency and to the Project. A summary of these requirements is presented below.

1. Prior to paying all or part of the value of land for and the cost of installation and construction of any publicly owned building, facility, structure, or other improvement within or outside the Project Area, the Agency will request the City Council to consent to such payment and to determine:

Table III-6
 Sacramento Redevelopment Agency
 Richards Boulevard Redevelopment Project
NET PROJECT COSTS
 (000's Omitted)

rchdsti2
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 gm500

	<u>Net Costs</u>
Total Costs (Table III-2)	\$106,781
Plus: Contingencies @ 20%	21,356
Plus Escalation @15%	16,017
Plus: Net Low and Moderate Income Housing	<u>36,038</u>
Total Estimated Project Costs	180,192
Round To	180,000
Plus: Debt Service on Bond Issue (Interest Only) (1)	<u>354,331</u>
NET PROJECT COSTS	534,523
Round To	<u><u>535,000</u></u>

(1) Principal	\$180,000
Interest	11%
Term	25 Years

a. That such building, facility, structure or improvement is of benefit to the Project Area or the immediate neighborhood; and

b. That no other reasonable means of financing the building, facility, structure or improvement is available to the community.

2. Prior to committing to use tax increment funds to pay for all or part of the value of the land for, and the cost of installation and construction of, a publicly owned building (other than parking facilities) the Agency will request the City Council to hold a public hearing and to make the above determinations, including the determination that the publicly owned building is of primary benefit to the Project. In connection with such public hearing a summary will be prepared to:

a. Show the estimated amount of tax increment funds proposed to be used to pay for such land and construction (including interest payment);

b. Set forth the facts supporting the Council's determinations; and

c. Set forth the redevelopment purposes for which such expenditure is being made.

3. The Agency will not, without the prior consent of the City Council, develop a site for industrial or commercial use so as to provide streets, sidewalks, utilities or other improvements which the owner or operator of the site would otherwise be obligated to provide.

4. Prior to entering into any agreement to sell or lease any property acquired in whole or in part with tax increment funds, the Agency will request the City Council to approve such sale or lease after holding a public hearing. In connection with such public hearing the Agency shall make available a summary describing and specifying:

a. The cost of the agreement to the Agency;

b. The estimated value of the interest to be conveyed or leased, determined at the highest uses permitted under the Redevelopment Plan; and

c. The purchase price or the sum of the lease payments, and, if the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased determined at the highest and best use consistent with the Redevelopment Plan, an explanation of the reasons for such difference.

Footnotes to Table III-4
Sacramento Redevelopment Agency
Richards Boulevard Project

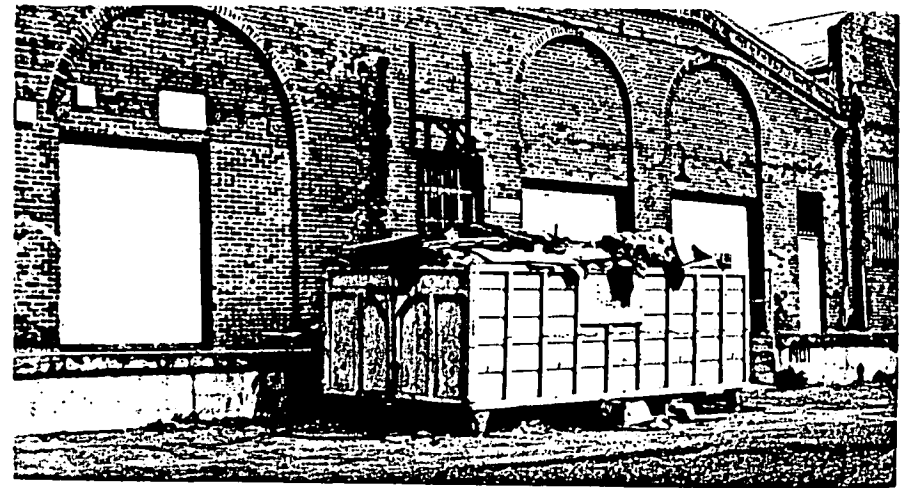
FOOTNOTES TO PROJECTION OF INCREMENTAL TAXABLE VALUES AND TAX INCREMENT REVENUES

- (1) Real Property Values include secured and unsecured land and improvement values which are assumed to annually increase two percent, as allowed by Article XIII A of the California Constitution. Underlying growth rates above the annual two percent noted are assumed for fiscal years 1990-91 through 1994-95 at four percent.

Commencing in 1995-96 a seven percent trended valuation increase per year has been assumed, which is in addition to the two percent annual increase allowed under Article XIII A.

- (2) See Table III-3, "Projected New Development"
- (3) Other Property Values includes the taxable value of personal property and state-assessed railroad and non-unitary property.
- (4) Assumes 1989-90 base year value. 1989-90 taxable values are based on aggregation of taxable value by Sacramento County Assessors Office and have been adjusted on the basis of Katz Hollis review.
- (5) Gross Tax Increment Revenue is projected on the basis of the basic one percent tax levy applied to incremental taxable values projected for the Project Area. Deposits anticipated to be made to a Low and Moderate Income Housing fund are not reflected on Table III-4 but are incorporated on the Table III-5 cash flow. Similarly, no assumptions regarding tax payments, if any, to affected taxing entities are assumed. Assumes Agency will receive 100 percent of calculated levy each year.

DETERIORATION AND DILAPIDATION



Lack of maintenance is apparent in warehouses along North B, North C, and Ahern Street.

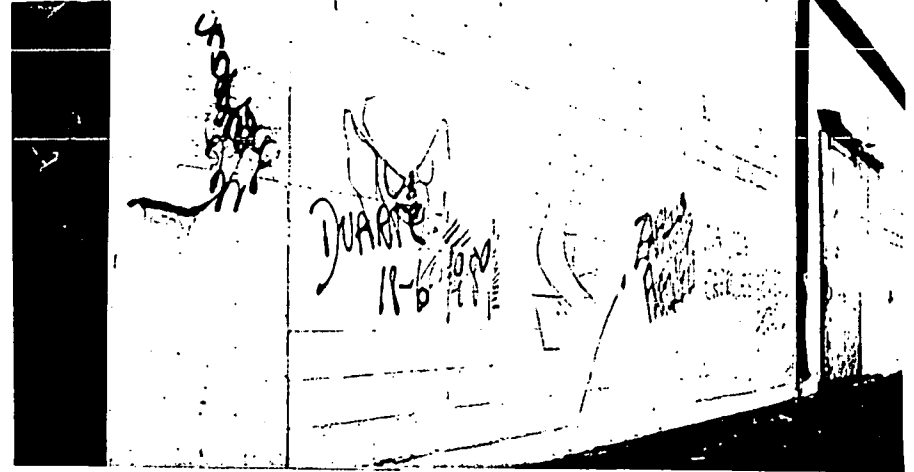
RICHARDS BOULEVARD REDEVELOPMENT PROJECT

PLATE 1

DETERIORATION AND DILAPIDATION



Truck graveyard next to residential units.



Graffiti in Alleyway.



Industrial facilities along North A Street.



Abandoned gas station on Richards Boulevard.

SITE CONDITIONS

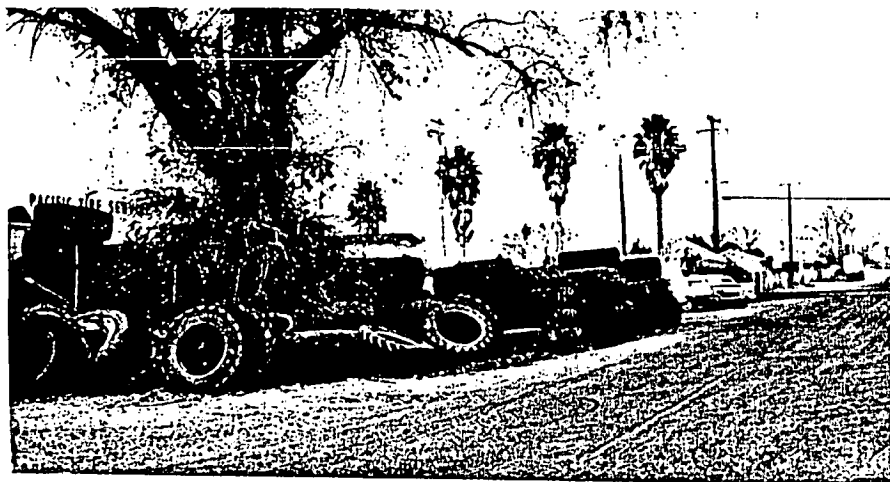


Hobo jungle along North 16th Street.



Vacant lot on North A Street.

SITE CONDITIONS



Examples of open storage.



Examples of open storage.

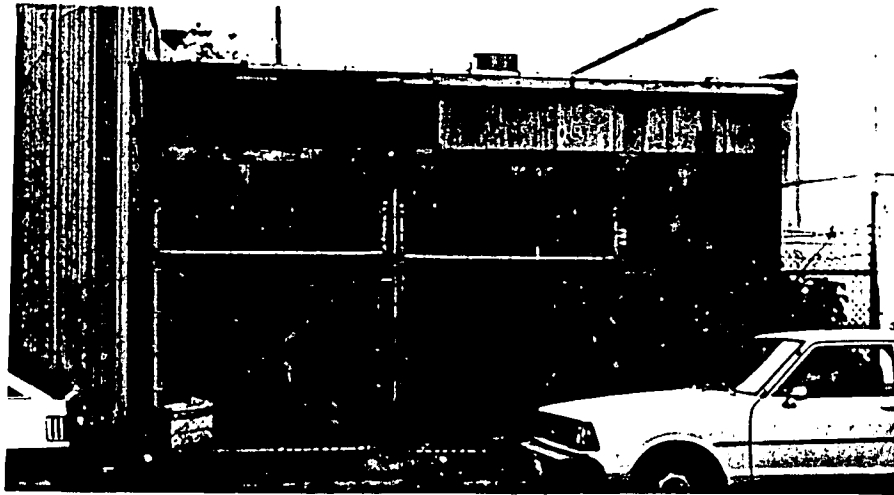
DEFECTIVE DESIGN AND CHARACTER OF PHYSICAL CONSTRUCTION



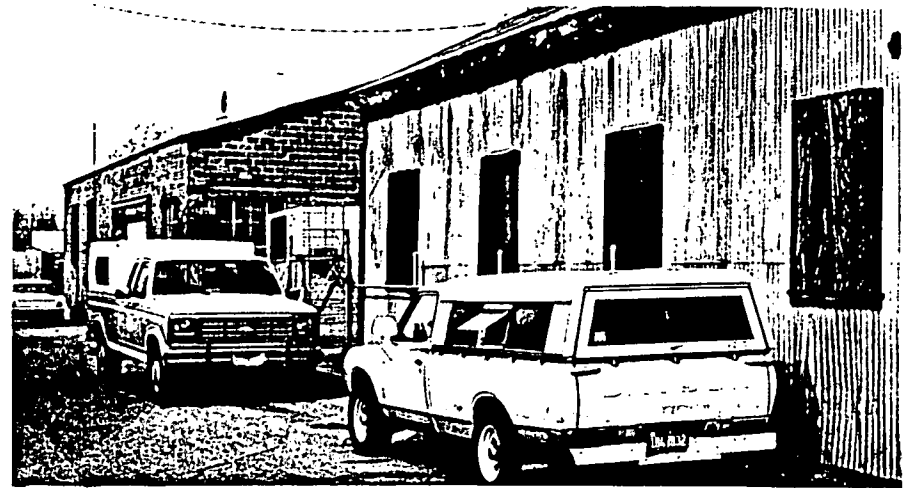
Exposed, deteriorating utility boxes/piping.



Miscellaneous fencing and Razer wire.

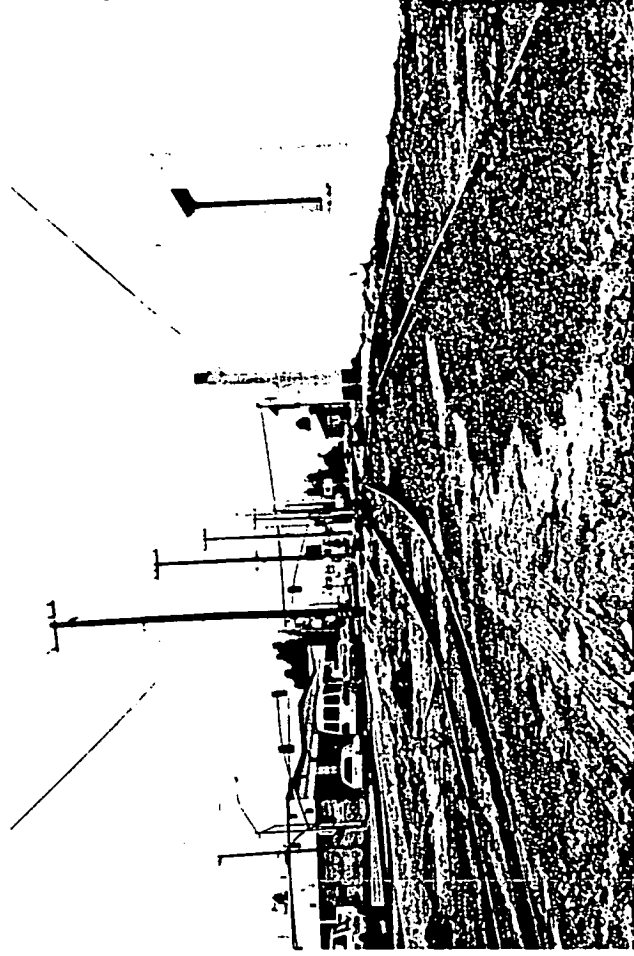


Inappropriate addition between structures.

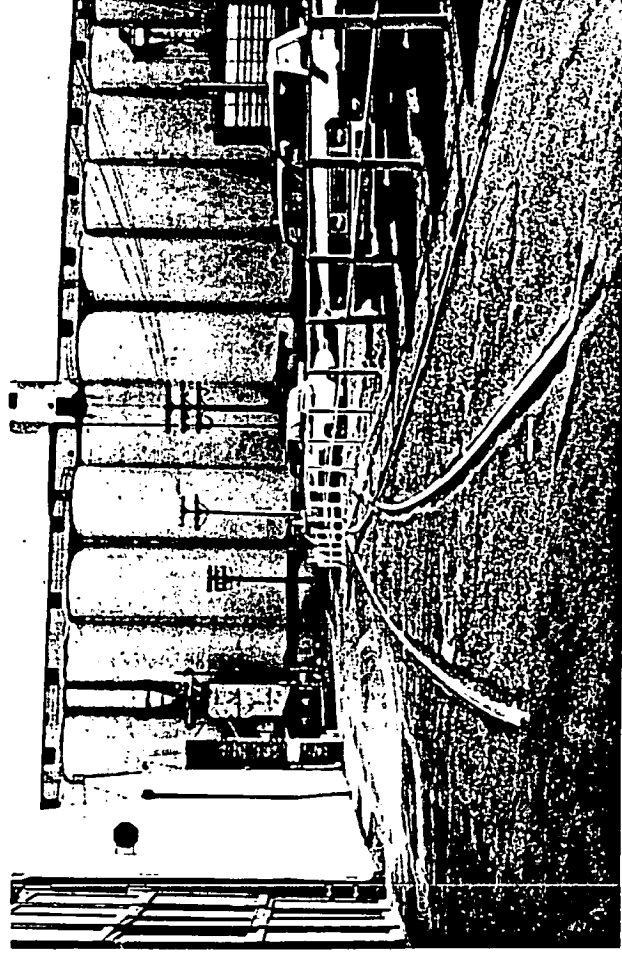


Boarded up windows and illegal/insufficient parking.

AGE AND OBSOLESCENCE

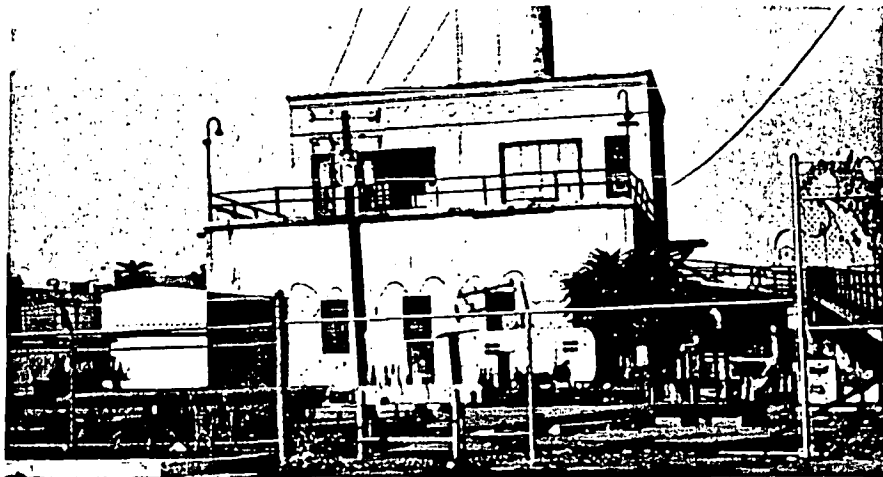


Abandoned railroad tracks on Richards Boulevard.

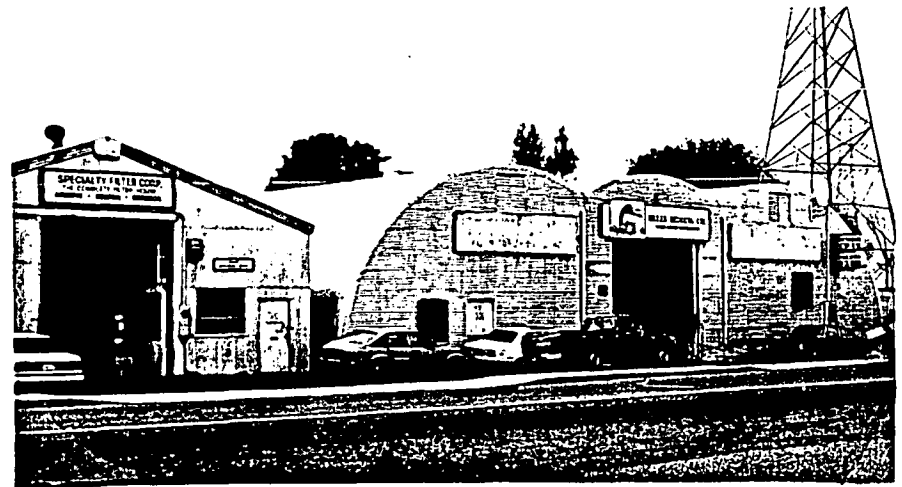


A Street.

AGE AND OBSOLESCENCE



Old city incinerator now used as storage site.



Outdated Quonset huts converted into automotive garage.



Vacant PG&E building on Jiboom Street.



Substandard residential unit.

MIXED CHARACTER, SHIFTING USES

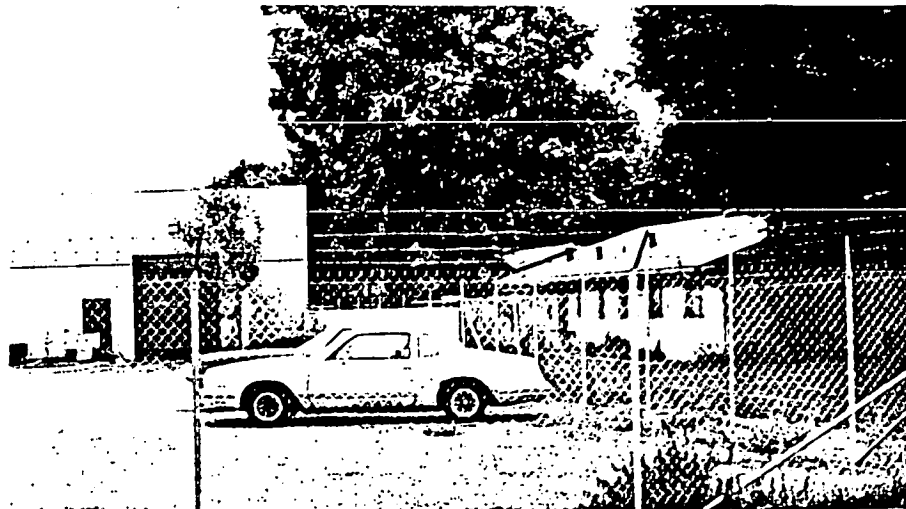


Auto sales and repair shops, junkyard, and storage facility next to residential units.

RICHARDS BOULEVARD REDEVELOPMENT PROJECT

PLATE 8

MIXED CHARACTER, SHIFTING USES

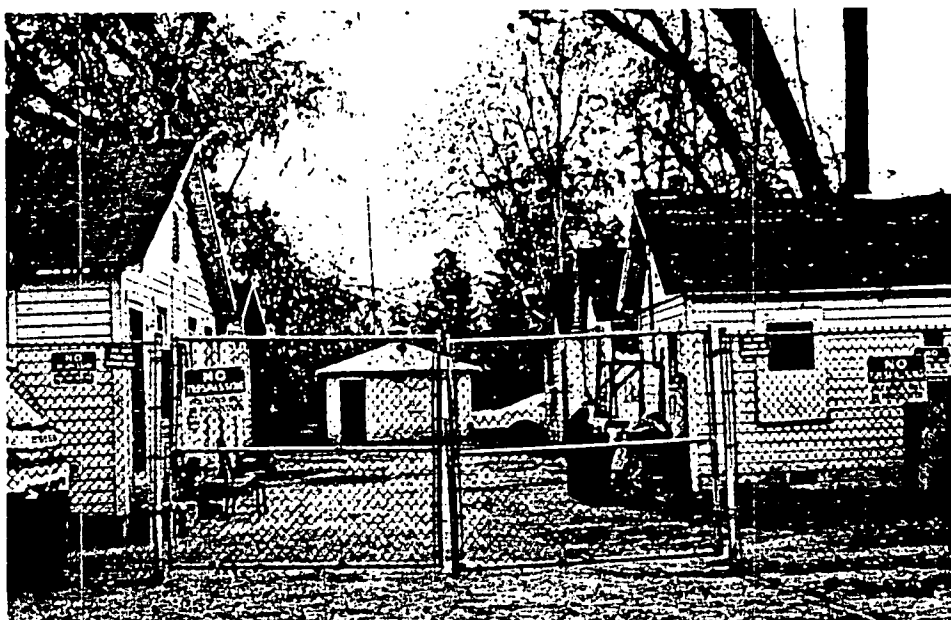


Warehouses surround Dos Rios Housing Project and School.

FAULTY INTERIOR ARRANGEMENT AND EXTERIOR SPACING



Awkward spaces between Loaves and Fishes and warehouse on North 12th Street.

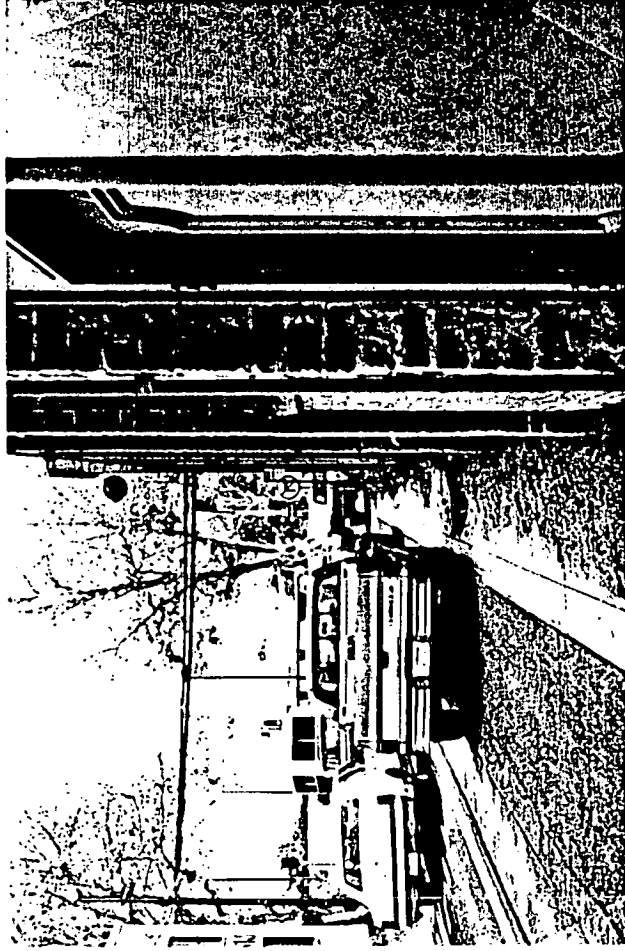


Substandard units crowded on one residential lot on North B Street.

FAULTY INTERIOR ARRANGEMENT AND EXTERIOR SPACING



Abandoned rail spur between warehouses.



Building constructed on the property line.

TRANSPORTATION, CIRCULATION AND PARKING

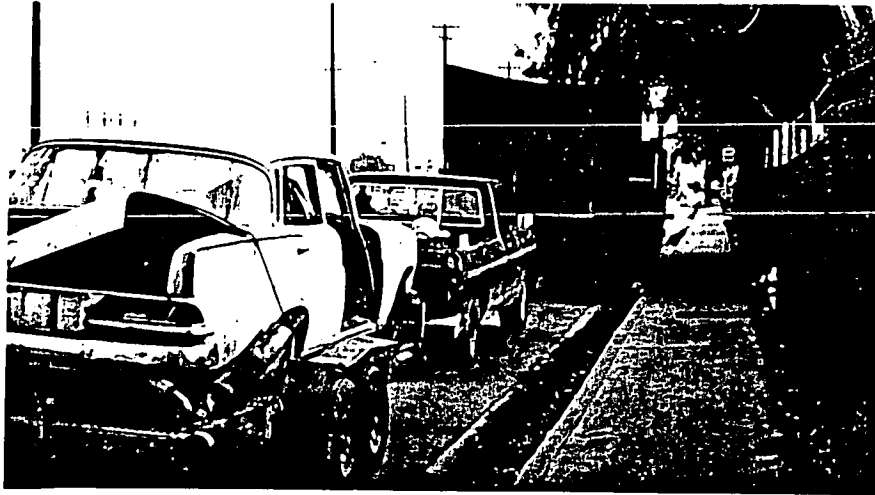


Traffic congestion where Sproule Avenue meets Route 160.



Traffic maneuvers onto soft shoulder on Richards Boulevard.

TRANSPORTATION, CIRCULATION AND PARKING



Line of cars delivering scrap metal to junkyard blocks traffic on Route 160.



Rush hour traffic on Route 160.



Large trucks squeeze onto Sproule Avenue from North 16th Street.



Traffic congestion exists at all times of day on Richards Boulevard.

RICHARDS BOULEVARD REDEVELOPMENT PROJECT

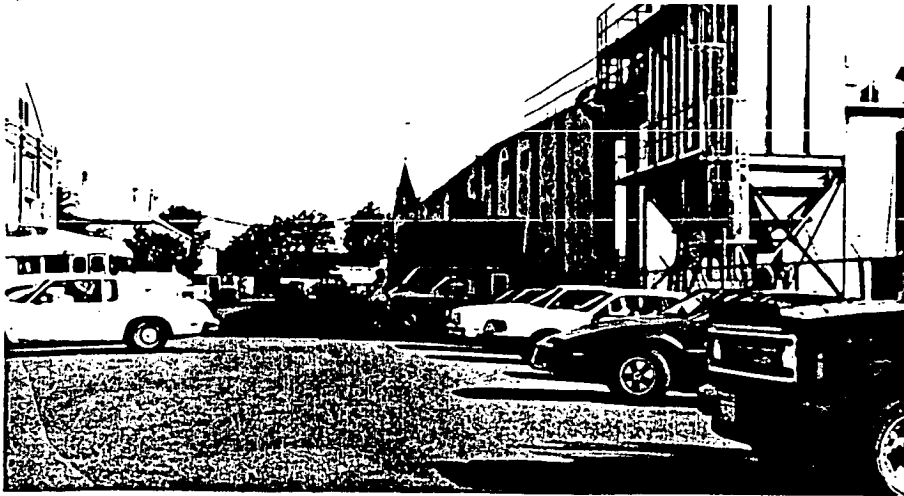
PLATE 13

TRANSPORTATION, CIRCULATION AND PARKING



Trucks making deliveries block traffic on North C street.

TRANSPORTATION, CIRCULATION AND PARKING



Illegal parking on North A Street.



Residents park illegally in front yard on Dreher Street.

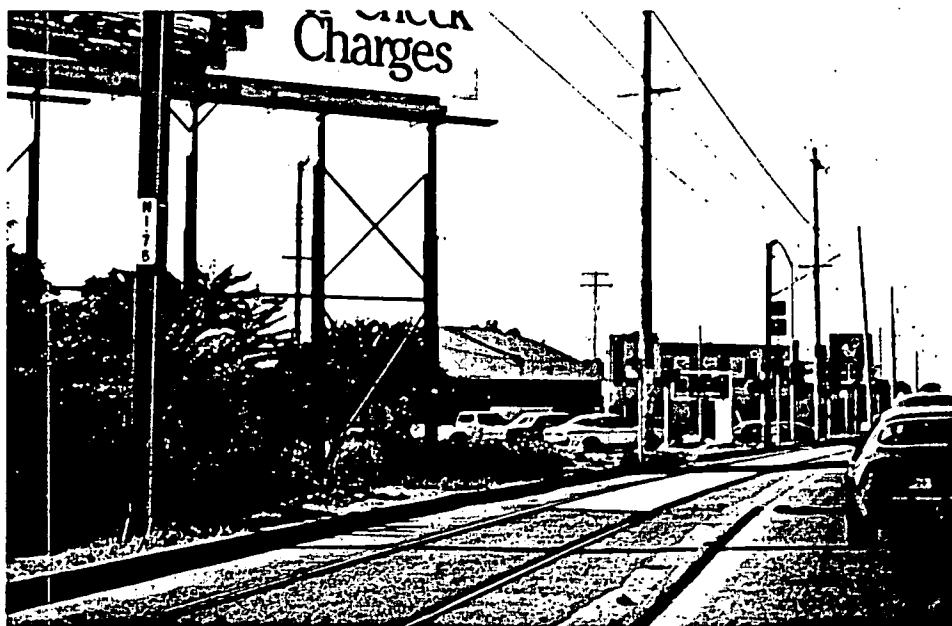


Sidewalk parking.



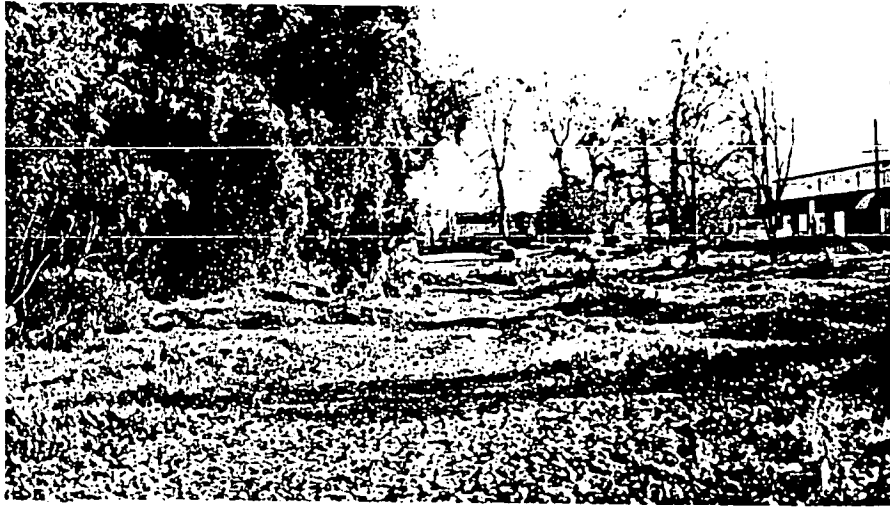
Bannon Street.

STREET, UTILITIES AND STORM DRAINAGE DEFICIENCIES



Utility wires and signage clutter entrance to the city.

STREET, UTILITIES AND STORM DRAINAGE DEFICIENCIES



Designated North D Street lacks paving, curbs, gutters, and sidewalks.



Lack of infrastructure along North B Street.



Designated North 5th Street has not been completed between Richards Boulevard and North B Street.



Unkept sidewalks.

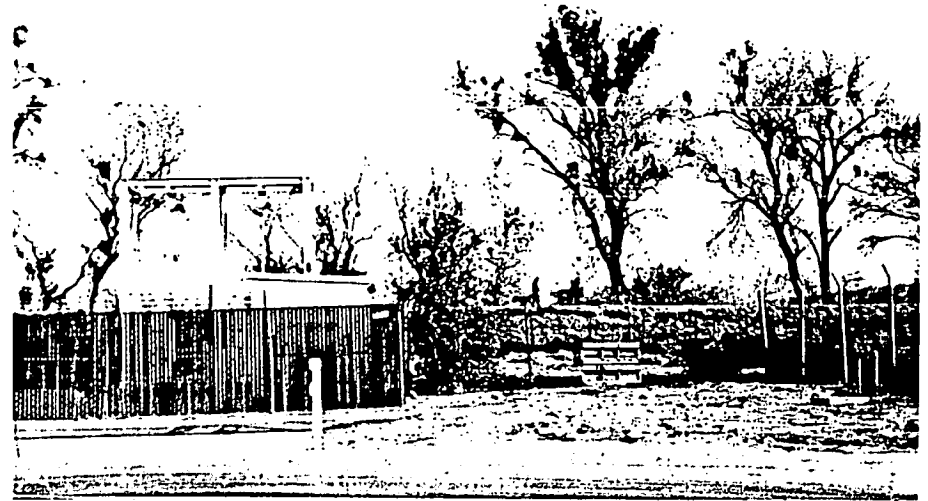
RICHARDS BOULEVARD REDEVELOPMENT PROJECT

PLATE 17

RIVER PARKWAY CONDITIONS



Unpaved levee along the American River.



Chainlink fences prevent access to the American River at North 5th Street.



Industrial buildings block access to the American River.



ENVIRONMENTAL HAZARDS



Toxic cleanup of soil needed at S&P Railroad maintenance site.

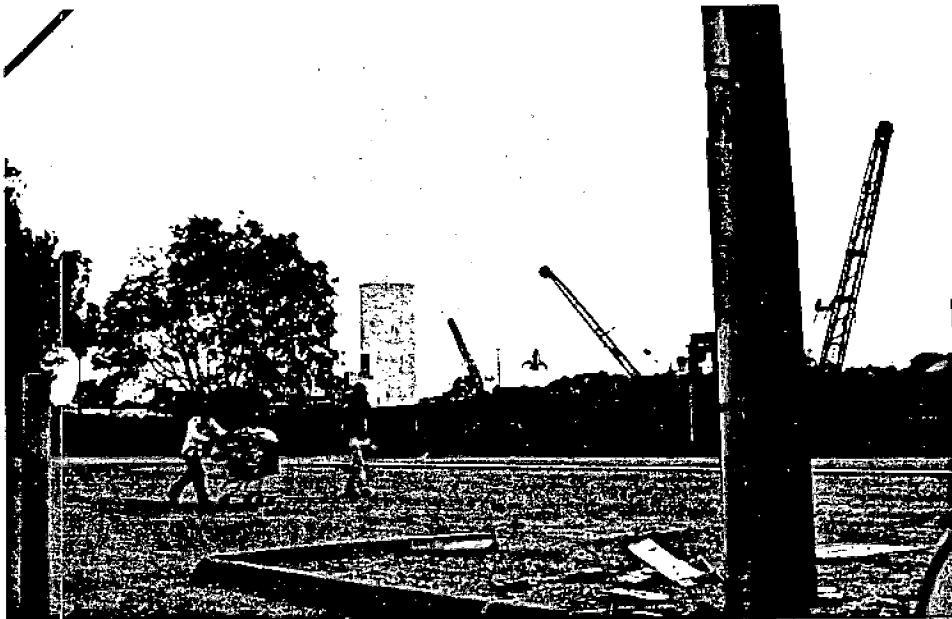


Toxic cleanup needed at junkyard on North B Street.



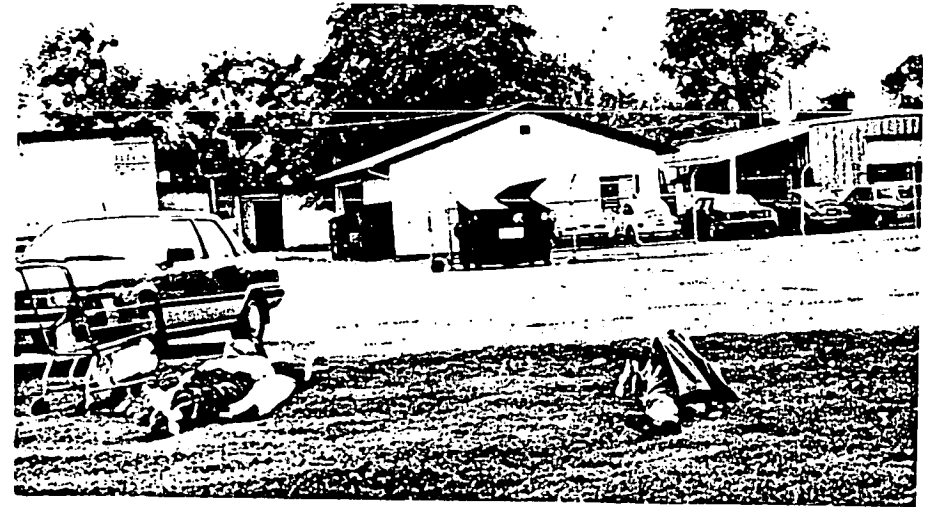
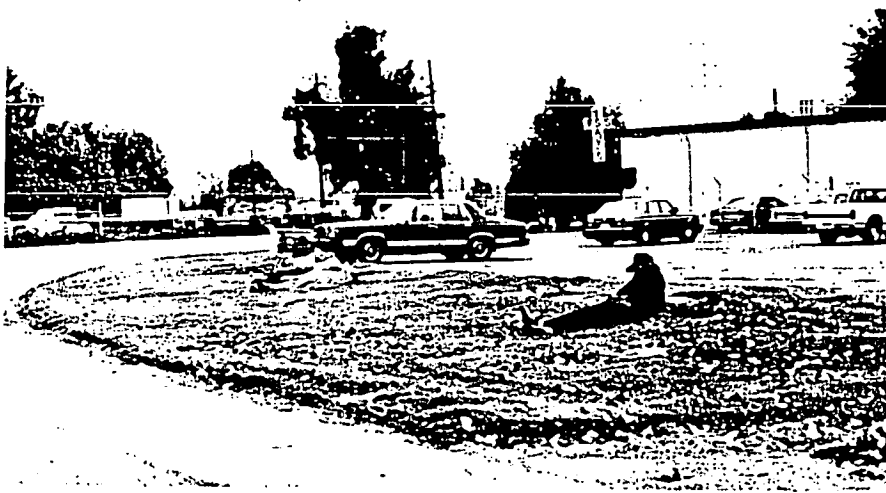
Metal scrapyards on Basler Street generates additional toxic concerns.

SOCIAL MALADJUSTMENT



North B Street is the main corridor for transients moving between social services.

SOCIAL MALADJUSTMENT



Transients routinely loiter around the Union Gospel Mission on Bannon Street.

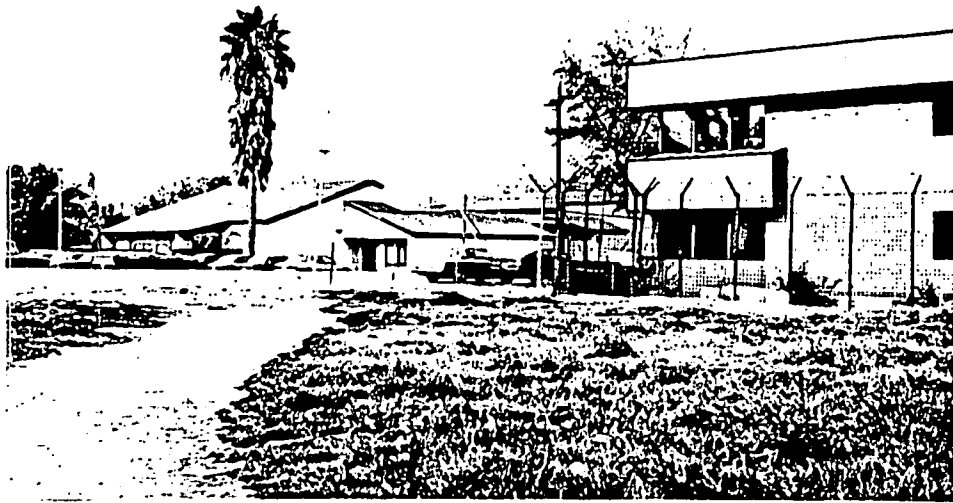


Loaves and Fishes.



Loaves and Fishes meal line entrance.

SOCIAL MALADJUSTMENT



Bannon Street Shelter, Background, across from Schetter Electric Company.



Salvation Army facility on North 12th Street.

IV. PLAN AND METHOD OF RELOCATION

Section 33352(b) of the CRL requires the Agency's Report to the City Council on the proposed Redevelopment Plan to present a plan and method of relocation for those site occupants who may be displaced by Agency action.

A. Agency Displacement

As noted in Part III of this report, the Agency anticipates that its program of upgrading and installation of public improvements and facilities needed within the Project Area will provide an incentive for the private sector to develop or redevelop vacant, underutilized and blighted properties. As an additional aid to the private sector, the Agency may also selectively acquire and dispose of property: 1) to aid in the re-use of the land after the street widening; 2) to eliminate non-conforming and other blighting uses; 3) in response to property-owner and developer initiated efforts where public assistance is necessary to assemble property needed for expansion of existing uses or to create developable sites for proposed new uses; and 4) "opportunity" acquisitions in which an existing owner may desire to sell in order to pursue opportunities out of the Project Area. Under this selective acquisition approach, it is estimated that up to 74 acres of property could be acquired over the life of the Project. To the extent that the Agency acquires occupied property for land assembly or other purposes, or enters into agreements with developers or others under which occupants will be required to move, the Agency will cause or will be responsible for causing such displacement of occupants. The Agency is not responsible for displacement of residences and businesses resulting from the street widening projects. This responsibility will be borne by the City. The Agency is also not responsible for any displacement which may occur as a result of private development activities not directly assisted by the Agency under a disposition and development, participation or other such agreement.

B. Relocation in the Event of Agency Displacement

As noted above, displacement of persons, families, businesses or tenants is anticipated under current Agency plans. When such displacement occurs, the Agency will provide persons, families, business owners and tenants displaced by Agency Project Area activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (Government Code, Section 7260, et. seq.), the State Guidelines adopted and promulgated pursuant thereto, Relocation Rules and Regulations adopted by the Agency and the provisions of the Redevelopment Plan for the Project.

The Agency will pay all relocation payments required by law. The following portions of this Part IV of the Report to City Council outline the general relocation rules and procedures which must be adhered to by the Agency in activities requiring the relocation of persons and businesses. Also identified below are the Agency determinations and assurances which must be made prior to undertaking relocation activities. The Agency's functions in providing relocation assistance and benefits are also summarized.

C. Rules and Regulations

The Agency has established rules and regulations that: (1) implement the requirements of California Relocation Assistance Law (Government Code, Chapter 16 of Division 7 of Title 1, commencing with Section 7260) (the "Act"); (2) are in accordance with the provisions of the California Department of Housing and Community Development's "Relocation Assistance and Real Property Acquisition Guidelines" (the "State Guidelines"); (3) meet the requirements of the California Community Redevelopment Law and the provisions of the Redevelopment Plan; and (4) are appropriate to the particular activities of the Agency and not inconsistent with the Act or the State Guidelines. Such rules or regulations issued by the Agency shall be promptly revised as necessary to conform to applicable amendments of the Act, the California Community Redevelopment Law or the State Guidelines.

D. Agency Determinations and Assurances

1. The Agency may not proceed with any phase of a project or other activity which will result in the displacement of any person or business until it makes the following determinations:

a. Fair and reasonable relocation payments will be provided to eligible persons as required by law, the State Guidelines and Agency rules and regulations adopted pursuant thereto.

b. A relocation assistance advisory program offering the services described in Article 2 of the State Guidelines will be established.

c. Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the State Guidelines.

d. Based upon recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing, and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them.

e. Adequate provisions have been made to provide orderly, timely and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected.

f. A Relocation Plan meeting the requirements of law and the State Guidelines will be prepared specifically for the Richards Boulevard Project Area.

2. No person shall be displaced until the Agency has fulfilled the obligations imposed by the Act, the California Community Redevelopment Law, the Redevelopment Plan, the State Guidelines and the Agency rules and regulations adopted pursuant thereto.

3. No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and an otherwise standard dwelling. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

4. If any portion of the Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means, that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing; provided, however, that failure to give such priority shall not affect the validity of title to real property.

5. If insufficient suitable housing units are available in the community for low and moderate income persons and families to be displaced from the Project Area, the City Council shall assure that sufficient land is made available for suitable housing for rental or purchase by low and moderate income persons and families. If insufficient suitable housing units are available in the City for use by such persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation, or construction of housing units within the City.

6. Permanent housing facilities shall be made available within three years from the time occupants are displaced, and pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

7. Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the Project, the Agency shall prepare a housing replacement plan and, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income and equal number of replacement dwelling units at affordable housing costs within the Project Area or the City.

8. At least 30 percent of all new or rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low and moderate income. Not less than 50 percent of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households. At least 15 percent of all new or rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing cost to persons and families of low and moderate income shall be available at affordable housing cost to very low income households. These percentage requirements shall apply independently of the requirements of paragraph 7 above and in the aggregate to housing made available by the Agency and by public or private entities or persons other than the Agency, respectively, and not to each individual case of rehabilitation, development or construction of dwelling units. The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to these requirements remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for not less than the period of the land use controls established in the Redevelopment Plan.

E. Replacement Housing Plan

Not less than 30 days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of a participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan. For a reasonable time prior to adopting a replacement housing plan by resolution, the Agency shall make available a draft of the proposed replacement housing plan for review and comment by the Project Area Committee, other public agencies, and the general public.

The replacement housing plan shall include those elements required by the Community Redevelopment Law. A dwelling unit housing persons of low or moderate income whose replacement is required by the Agency, but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing, however, shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

F. Relocation Assistance Advisory Program and Assurance of Comparable Replacement Housing

The Agency shall implement a relocation assistance advisory program which satisfies the requirements of the State Law and Article 2 of the State Guidelines and the Civil Rights Act. Such program shall be administered so as to provide advisory services which offer maximum assistance to minimize the hardship of displacement and to ensure that (a) all persons and families displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing contained in the State Guidelines, and (b) all persons displaced from their places of business are assisted in reestablishing with a minimum of delay and loss of earnings. No eligible person shall be required to move from his/her dwelling unless within a reasonable period of time prior to displacement a comparable replacement dwelling or, in the case of a temporary move, an adequate replacement dwelling is available to such person.

The following outlines the general functions of the Agency in providing relocation assistance advisory services. Nothing in this section is intended to permit the Agency to displace persons other than in a manner prescribed by law, the State Guidelines and the adopted Agency rules and regulations prescribing the Agency's relocation responsibilities.

1. Administrative Organization

a. Responsible Entity

The Redevelopment Agency of the City of Sacramento is responsible for providing relocation payments and assistance to site occupants (persons, families, business owners and tenants) displaced by the Agency from the Project Area, and the Agency will meet its relocation responsibilities through the use of its staff and consultants, supplemented by assistance from local realtors and civic organizations.

b. Functions

The Agency's staff and/or consultants will perform the following functions.

1) Prepare a Relocation Plan as soon as possible following the initiation of negotiations for acquisition of real property by the Agency and prior to proceeding with any phase of a public improvement or facility project or other implementation activity that will result in any displacement other than an insignificant amount of non-residential displacement. Such Relocation Plan shall conform to the requirements of the Section 6038 of the State Guidelines. The Agency shall interview all eligible persons, business concerns, including non-profit organizations, to obtain information upon which to plan for housing and other accommodations, as well as to provide counselling and assistance needs.

2) Provide such measures, facilities or services as needed in order to:

a) Fully inform persons eligible for relocation payments and assistance within 15 days following the initiation of negotiations for a parcel of land as to the availability of relocation benefits and assistance and the eligibility requirements therefore, as well as the procedure for obtaining such benefits and assistance, in accordance with the requirements of Section 6046 of the State Guidelines.

b) Determine the extent of the need of each such eligible person for relocation assistance in accordance with the requirements of Section 6048 of the State Guidelines.

c) Assure eligible persons that within a reasonable period of time prior to displacement, there will be available comparable replacement housing meeting the criteria described in Section 6008(c) of the State Guidelines, sufficient in number and kind for and available to such eligible persons.

d) Provide current and continuing information on the availability, prices and rentals of comparable sales and rental housing, and of comparable commercial properties and locations, and as to security deposits, closing costs, typical down payments, interest rates, and terms for residential property in the area.

e) Assist each eligible person to complete applications for payments and benefits.

f) Assist each eligible displaced person to obtain and move to a comparable replacement dwelling.

g) Assist each eligible person displaced from his/her business in obtaining and becoming established in a suitable replacement location.

h) Provide any services required to insure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.

i) Supply to such eligible persons information concerning federal and state housing programs, disaster loan and other programs administered by the Small Business Administration, and other federal or state programs offering assistance to displaced persons.

j) Provide other advisory assistance to eligible persons in order to minimize their hardships. As needed, such assistance may include counseling and referrals with regard to housing, financing, employment, training, health and welfare, as well as other assistance.

k) Inform all persons who are expected to be displaced about the eviction policies to be pursued in carrying out the Project, which policies shall be in accordance with the provisions of Section 6058 of the State Guidelines.

l) Notify in writing each individual tenant and owner-occupant to be displaced at least 90 days in advance prior to requiring a person to move from a dwelling or to move a business.

2. Information Program

The Agency shall establish and maintain an information program that provides for the following:

a. Within 15 days following the initiation of negotiations and not less than 90 days in advance of displacement, except for those situations described in subsection 6042(e) of the State Guidelines, the Agency shall prepare and distribute informational materials (in the language most easily understood by the recipients) to persons eligible for Agency relocation benefits and assistance.

b. Conducting personal interviews and maintaining personal contacts with occupants of the property to the maximum extent practicable.

c. Utilizing meetings, newsletters and other mechanisms, including local media available to all persons, for keeping occupants of the property informed on a continuing basis.

d. Providing each person written notification as soon as his/her eligibility status has been determined.

e. Explaining to persons interviewed the purpose of relocation needs survey, the nature of relocation payments and assistance to be made available, and encouraging them to visit the relocation office for information and assistance.

3. Relocation Record

The Agency shall prepare and maintain an accurate relocation record for each person to be displaced as required by the State of California.

4. Relocation Resources Survey

The Agency shall conduct a survey of available relocation resources in accordance with Section 6052 of the State Guidelines.

5. Relocation Payments

The Agency shall make relocation payments to or on behalf of eligible displaced persons in accordance with and to the full extent permitted by State Law and Article 3 of the State Guidelines. The obligations for relocation payments are in addition to any acquisition payments made pursuant to the Agency's real property acquisition guidelines, which may be adopted at the time of the Agency's relocation rules and regulations are adopted.

6. Temporary Moves

Temporary moves would be required only if adequate resources for permanent relocation sites are not available. Staff shall make every effort to assist the site occupant in obtaining permanent relocation resources prior to initiation of a temporary move, and then only after it is determined that Project Area activities will be seriously impeded if such move is not performed.

7. Last Resort Housing

The Agency shall follow State law and the criteria and procedures set forth in Article 4 of the State Guidelines for assuring that if the Agency action results, or will result in displacement, and comparable replacement housing will not be available as needed, the Agency shall use its funds or fund authorized for the Project to provide such housing.

8. Grievance Procedures

The Agency has adopted grievance procedures to implement the provisions of the State Law and Article 5 of the State Guidelines. The purpose of the grievance procedures is to provide Agency requirements for processing appeals from Agency determinations as to the eligibility for, and the amount of a relocation payment, and for processing appeals from persons aggrieved by the Agency's failure to refer them to comparable permanent or adequate temporary replacement housing. Potential displacees will be informed by the Agency of their right to appeal regarding relocation payment claims or other decisions made affecting their relocation.

In addition, any person who has a grievance as a result of proposed relocation may, at his or her option, make a request of the Project Area Committee to provide an advisory recommendation to the Agency.

9. Relocation Appeals Board

The Mayor of the City of Sacramento may appoint a relocation appeals board composed of five members, and approved by the City Council. The relocation appeals board shall promptly hear all complaints brought by potential displacees and residents of the Project Area relating to relocation and shall determine if the Agency has complied with the applicable State relocation requirements and where applicable, federal regulations. The board shall, after a public hearing, transmit its findings and recommendations to the Agency.

V. ANALYSIS OF PRELIMINARY PLAN

The Preliminary Plan for the Richards Boulevard Redevelopment Project, adopted by the Planning Commission on September 14, 1989 by Resolution No. 1120, describes the boundaries of the Project Area, contains general statements of land uses, layout of principal streets, population densities, building intensities and building standards proposed as the basis for the redevelopment of the Project Area. The Preliminary Plan also shows how the purposes of the Community Redevelopment Law would be attained through the redevelopment of the area, and states that the proposed redevelopment conforms to the General Plan of the City. The Preliminary Plan also describes generally the impact of the Project upon the surrounding neighborhood.

The proposed Redevelopment Plan for the Project Area conforms with the standards and provisions of the Preliminary Plan. The Redevelopment Plan proposes the same land uses and provides for all principal streets indicated in the Preliminary Plan. All parcels of property are identified in the proposed Redevelopment Plan with permitted land uses and alternative permitted land uses. Any area designated for an alternative land use or any portion of any such area, may be used for the designated alternative land use, subject to a General Plan amendment providing for such use. Building intensities are in compliance with limits established in the Preliminary Plan. Proposed building standards also remain the same.

As set forth in the Preliminary Plan, the proposed Redevelopment Plan will attain the purposes of the California Community Redevelopment Law by (1) the elimination of environmental deficiencies, including, among others, small and irregular parcels, incompatible and uneconomic land uses, substandard, obsolete and aged building types and inadequate or deteriorated public improvements and facilities; (2) the assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; (3) the planning, design and development of undeveloped areas which are stagnant or improperly utilized; (4) the provision of opportunities for participation by owners and tenants in the revitalization of their properties; (5) the increase of the supply of low and moderate income housing, either inside or outside the proposed project area, including the relocation of non-conforming residential structures; (6) the expansion of employment opportunities; and (7) the provision of an environment for social and economic growth.

VI. REPORT AND RECOMMENDATIONS OF PLANNING COMMISSION, AND REPORT
REQUIRED BY SECTION 65402 OF GOVERNMENT CODE

Section 33352(f) of the Community Redevelopment Law requires the report and recommendations of the Planning Commission on the proposed Redevelopment Plan to be included in this Report to City Council. Section 65402 of the Government Code states that no real property should be acquired by dedication or otherwise for public purposes, no real property shall be disposed of, no street shall be vacated or abandoned and no public building or structure shall be constructed or authorized until such activities have been submitted to and reported upon the local planning agency as to conformity with the jurisdiction's adopted general plan.

A resolution of the Planning Commission of the City of Sacramento making its report and recommendations to the City Council on the proposed Richards Boulevard Redevelopment Plan was adopted on April 12, 1990 by Resolution 1155; a copy of this resolution is attached hereto, as Exhibit I to Part VI.

In addition, a resolution of the Planning Commission of the City of Sacramento making its report and recommendation to the City Council on the proposed Alkali Flat Redevelopment Plan Amendment was adopted on April 12, 1990 by Resolution 1160; a copy of this resolution is attached hereto, as Exhibit II of Part VI.

Exhibit 1 to Part VI
Resolution No. 1155
City Planning
Commission Report
Approval of Redevelopment
Plan - Richards Boulevard

PLANNING COMMISSION RESOLUTION NO. 1155

RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SACRAMENTO RECOMMENDING ADOPTION OF
THE REDEVELOPMENT PLAN FOR THE RICHARDS BOULEVARD
REDEVELOPMENT PROJECT AREA

(M 89-055)

WHEREAS, the Redevelopment Agency has submitted to the Planning Commission a proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project Area; and

WHEREAS, the Planning Commission of the City of Sacramento has formulated and adopted a Preliminary Plan for the Project; and

WHEREAS, Section 33346 of the Community Redevelopment Law (Health and Safety Code, Section 33000, *et. seq.*) provides that the Planning Commission is to review the proposed Redevelopment Plan and make its report and recommendations thereon to the City Council, including a determination that the Redevelopment Plan conforms to the General Plan of the City of Sacramento; and

WHEREAS, Section 65402 of the Government Code provides in part:

"(a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof..."

"(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof...."; and

WHEREAS, the above required reports and recommendations, including matters referred to in Section 33346 of the Health and Safety Code and Section 65402 of the Government Code, are to be made to the Redevelopment Agency and the City Council for their consideration in acting on the adoption of the Redevelopment Plan; and

WHEREAS, the Planning Commission has considered the proposed Redevelopment Plan, including the Draft Environmental Impact Report, and the General Plan of the City and other pertinent reports and documents.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO DOES RESOLVE AS FOLLOWS:

Section 1. Findings: The Planning Commission hereby finds and determines that:

(a) Pursuant to Section 33346 of the Community Redevelopment Law, the proposed Redevelopment Plan for the Richards Boulevard Redevelopment Project Area (attached hereto as Attachment No. 1) conforms to the General Plan of the City of Sacramento.

(b) Pursuant to Section 65402 of the Government Code, with respect to public activities which may be undertaken within the Project Area pursuant to the Redevelopment Plan, and that are referred to in said section, such activities and undertakings conform to the General Plan of the City of Sacramento.

Section 2. Report and Recommendations: The Planning Commission hereby reports to the Redevelopment Agency and the City Council of the City of Sacramento the findings referred to in Section 1 hereof, and recommends the approval and adoption of said Redevelopment Plan as submitted by the Redevelopment Agency. In the event that prior to its adoption of the Redevelopment Plan, the City Council desires to make any minor, technical, or clarifying changes to the Redevelopment Plan, the Planning Commission hereby finds and determines that any such minor, technical or clarifying changes need not be referred to it for further report and recommendation, and hereby waives its report and recommendation under Section 33453 of the Community Redevelopment Law concerning such change.

Section 3. Transmittal: The Planning Commission's Secretary shall transmit a copy of this Resolution to the Redevelopment Agency and the City Council of the City of Sacramento for consideration as part of the Commission's Report to the City Council pursuant to Section 33352 of the Community Redevelopment Law, and this Resolution shall be deemed the report and recommendations of the Planning Commission concerning the proposed Redevelopment Plan and contemplated public projects and activities thereunder, as required by applicable provisions of law.

PASSED AND ADOPTED this 12th day April, 1990,
by the following vote:

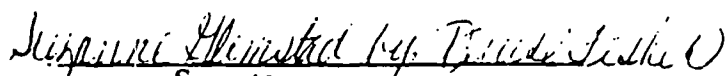
AYES:

NOES:

ABSENT:


Chairman

ATTEST:


Secretary

PCmnRso2

Exhibit 2 to Part VI
Resolution No. 1160
City Planning
Commission Report
on Alkali Flat
Plan Amendment

PLANNING COMMISSION RESOLUTION NO. 1160

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SACRAMENTO MAKING ITS REPORT
AND RECOMMENDATION ON ADOPTION OF THE
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
ALKALI FLAT REDEVELOPMENT PROJECT

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") has submitted to the Planning Commission of the City of Sacramento (the "Planning Commission") a proposed Amendment to the Redevelopment Plan (the "Amendment") for the Alkali Flat Redevelopment Project (the "Project"), which deletes certain area from the Project; and

WHEREAS, Sections 33453 and 33458 of the Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.) provide that the Planning Commission is to review the proposed Amendment and make its report and recommendation thereon to the City Council; and

WHEREAS, Section 65402 of the Government Code provides in part:

"(a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the agency as to conformity with said adopted general plan or part thereof...

* * *

"(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof....";

and

WHEREAS, the General Plan of the City of Sacramento has been prepared and adopted in compliance with the Planning and Zoning Law (Government Code Section 65300 et. seq.; and

WHEREAS, the Planning Commission has considered the proposed Amendment, the Draft Environmental Impact Report on the Amendment, the General Plan of the City, and other pertinent reports;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO DOES RESOLVE AS FOLLOWS:

Section 1. Findings: The Planning Commission hereby finds and determines that:

a. Pursuant to Section 33453 of the Community Redevelopment Law, the proposed Amendment conforms to the General Plan of the City of Sacramento; and

b. Because the purpose of the Amendment is to delete land from the Project, the report required by Section 65402 of the Government Code is not applicable.

Section 2. Report and Recommendations: The Planning Commission hereby reports to the Agency and the City Council of the City of Sacramento the findings referred to in Section 1 hereof, and recommends approval and adoption of the proposed Amendment in its present form.

Section 3. Transmittal: The Planning Director shall transmit a certified true and correct copy of this resolution to the Agency and City Council of the City of Sacramento for consideration as part of the Agency's Report to the City Council regarding the proposed Amendment, and this resolution shall be deemed the report and recommendation of the Planning Commission concerning the proposed Amendment.

PASSED AND ADOPTED this 12 day of April, 1990, by the
following vote:

AYES:

NOES:

ABSENT:


Chairman

ATTEST:


Secretary

PCmnRso1

VII. PROJECT AREA COMMITTEE RECORD

Section 33385 of the Community Redevelopment Law (CRL) provides that the City Council shall call upon the residents and existing community organizations in the Project Area to form a project area committee (PAC) if a substantial number of low and moderate income families are to be displaced by the Project. As described more fully in Part III of this Report, the Sacramento Housing and Redevelopment Agency is proposing a program of redevelopment activities which includes selective acquisition and site assembly. Some of the parcels acquired by the Agency will include residential uses which may be occupied by low or moderate income families. Therefore, it was determined that formation of a PAC was necessary and would be beneficial to Project adoption and implementation.

A. Formation of a PAC

On April 18, 1989, the Sacramento City Council adopted resolution No. 89-755 (Exhibit I to this Part VII) calling upon the residents, businesses and existing community organizations within the Project Area to form a PAC, and established the procedures for its formation. On October 10, 1989, a public meeting was held for the purpose of discussing the proposed Project and the appointment of members of a Project Area Committee. The questions and rating form used to determine appointment of PAC members is shown as Exhibit 2 to this Part VII. On November 14, 1989, the City Council adopted Resolution No. 89-877, approving the representative PAC, (Exhibit 3 to this Part VII).

Since its formation, the PAC has held seven meetings, all of which have been advertised and open to the public. A summary of minutes including the information and documents disseminated to the PAC is provided below.

B. Summary of Minutes of PAC Meetings and Information and Documents Made Available by the Redevelopment Agency

<u>Date of Meeting</u>	<u>Topics Discussed/ Information/Documents/Actions</u>
December 17, 1989	<ul style="list-style-type: none">* Election of chairperson, vice-chairperson, and recording secretary* Set permanent meeting date, time, and place* Reviewed PAC rules and by-laws* Reviewed conflict of interest statements

January 17, 1990

- * Presentation of Implementation Strategy
- * Discussion of future PAC meeting topics
- * Discussion of policy issues for PAC consideration

January 24, 1990

- * Pac Subcommittee met to discuss and make recommendations on list of Public Improvements to RB Redevelopment Plan

February 21, 1990

- * PAC voted to approve subcommittee recommendation on list of public improvements
- * Introduction of Draft Redevelopment Plan and Owner Participation Rules

March 21, 1990

- * Presentation on the topic of development within the American River Parkway
- * Presentation of Roma Design Group's plans for the Southern Pacific Rail Yard site
- * Presentation on future plans for the Pacific Truck Terminal on Richards Boulevard
- * PAC made final recommendation on list of Public Improvements
- * Approval of letter to be sent to City Planning requesting that the PAC be informed about new construction permits for the Project Area
- * PAC voted to approve Draft Redevelopment Plan and Draft Owner Participation Rules

April 3, 1990

- * Discussion and recommendation of Regional Transit Systems Planning Study
- * Discussion and recommendation to commence preparation of Request for Proposal to Initiate Land Use Studies for the Richards Boulevard Specific Plan Designation

- * PAC voted aproval of letter to be sent to Regional Transit recommending light rail alignment
- * PAC chose representative to Land Use consultant selection committee

April 18, 1990

- * Presentation on the Richards Boulevard Trade Association Assessment District
- * Presentation on the 16th and Sproule Streets Project
- * PAC commented on Richards Boulevard Draft Environmental Impact Report
- * Discussion of process to establish subcommittees
- * Distribution of Preliminary Report on Richards Boulevard Redevelopment Plan

C. PAC Recommendations on Proposed Redevelopment Plan

At its meeting of February 21, 1990, the Agency's Assistant General Counsel presented the Draft Redevelopment Plan to the PAC, and answered member's questions. On March 21, 1990, the PAC voted to approve the Redevelopment Plan by a vote of 9 to 0.

PACRcrd

Exhibit 1 to Part VII
Resolution No. 89-755
City Council Resolution
Calling for Formation of PAC

CERTIFIED AS TRUE COPY
of Resolution No. 89-755

RESOLUTION NO. 89-755

OCT 06 1989

ADOPTED BY THE SACRAMENTO CITY COUNCIL

DATE CERTIFIED Michael D. Burrell
CITY CLERK CITY OF SACRAMENTO

ON DATE OF September 27, 1989

ESTABLISHMENT OF PROJECT AREA COMMITTEE (PAC) FOR RICHARDS BOULEVARD REDEVELOPMENT PROJECT AREA

WHEREAS, the City Planning Commission has established the boundaries of the Richards Boulevard Redevelopment Project Area; and

WHEREAS, California Community Redevelopment Law requires that a project area committee be formed when a redevelopment project area may displace area residents; and

WHEREAS, the Richards Boulevard Project Area may displace area residents; and

WHEREAS, citizens of the Richards Boulevard Project Area have met in town hall meetings and Richards Boulevard Trade Association meetings regarding formation of the project area committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: Formation of the Richards Boulevard Project Area Committee is hereby approved.

Section 2: The Richards Boulevard Project Area Committee shall be composed of the following members:

1. Three (3) persons who own businesses within the project area.
2. Two (2) persons who are affiliated with, by board membership or employment, nonprofit-public service organizations headquartered within or conducting substantial business within the project area.

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RESOLUTION NO.: 89-755

DATE ADOPTED: SEP 27 1989

3. Two (2) persons who reside in rented property within the project area.
4. One (1) person who resides in property which he or she owns within the project area.
5. One (1) person who owns property rented for residential use within the project area.
6. One (1) person who owns property rented for non-residential use within the project area.
7. One (1) member at large who falls into any of the above categories.

Section 3: Executive Director of Sacramento Housing and Redevelopment Agency is directed to call upon the citizens of the Richards Boulevard Project Area to form a project area committee by submission to the City Clerk of applications acceptable to the citizens.

Section 4: The application period for affirmation of members of the Richards Boulevard Project Area Committee (PAC) shall be open for a period of not less than thirty (30) days from the date of this resolution.

ANNE RUDIN

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

1100WPP2(358)

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RESOLUTION NO.:

89-755

DATE ADOPTED: SEP 27 1989

RICHARDS BOULEVARD REDEVELOPMENT PROJECT AREA

PROJECT AREA COMMITTEE
MEMBERSHIP CRITERIA

The Committee membership shall be composed as follows:

1. Three (3) persons who own businesses within the project area.
2. Two (2) persons who are affiliated with, by board membership or employment, non-profit/public service organizations headquartered within or conducting substantial business within the project area.
3. Two (2) persons who reside in rented property within the project area.
4. One (1) person who resides in property which he or she owns within the project area.
5. One (1) person who owns property rented for residential use within the project area.
6. One (1) person who owns property rented for non-residential use within the project area.
7. One (1) member at large who falls into any of the above categories.

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RESOLUTION _____

89-755

SEP 27 1988

TIMELINE FOR RICHARDS BOULEVARD
PROJECT AREA COMMITTEE FORMATION

- 9/13 Final Staff Report due to Joan Roberts: PAC Formation and Membership Criteria
- 9/14 City Planning Commission: Approval of Preliminary Plan, Project Area and Boundaries
- 9/18 SHRC Meeting: Staff report regarding PAC Formation
- 9/19 City Council: Open Application period for Project Area Committee
- 9/20 City Clerk's Office Opens Application Period; Staff Begins Mailout: Notification of Public Meeting and Application Period - Publish in One Newspaper, Post in Three Public Places
- 9/26 City Council: Formation of PAC
- 10/10 RB Public Meeting: Establishment, Function, Opportunity to Serve on PAC; Announcement of Election Place and Time
- 10/20 City Clerk's Office Closes Application Period
- 10/23,24 Agency Staff Reviews Applications and Prepares Ballots
- 10/26 Election Takes Place
- 10/27 Prepare Staff Report Announcing Results of Election and Recommending Approval by Council
- 11/6 SHRC: Approval of Richards Boulevard Project Area Committee
- 11/8 City Council: Staff Report Approving PAC
- 11/9 Conflict of Interest Statements Distributed to PAC Members
- 11/14 Deadline for PAC Appointment: 60 days from Boundary approval

89-755

RESOLUTION _____

SEP 27 1989

RICHARDS BOULEVARD
PAC INTERVIEW QUESTIONS

1. Why are you interested in participating on the Project Area Committee for Richards Boulevard?
2. Describe briefly any experience, general qualities, or community group participation which you feel would benefit the Committee, and your role as a PAC member.
3. In what respect do you feel that your interests represent the interests of others in the community?
4. What problems do you feel are significant and need to be overcome in the Richards Boulevard area?
5. One of the proposed activities in the Richards Boulevard area is to remove and replace substandard housing. What are your feelings regarding the relocation of residents in the area?
6. Is there anything else you would like to tell us about yourself which might help us make our decision?

0686C

RICHARDS BOULEVARD PROJECT
PAC APPLICANT RATING FORM

1. Name _____

2. Category _____

3. Does the individual meet membership criteria? ____yes ____no

4. Type of proof _____

5. Individuals combined level of interest and breadth of experience.

(neg.) 1 2 3 4 5 (pos.)

6. Ability to identify problems:
a. Social service

(neg.) 1 2 3 4 5 (pos.)

b. Circulation

(neg.) 1 2 3 4 5 (pos.)

7. Attitude toward housing relocation

(neg.) 1 2 3 4 5 (pos.)

8. Degree of identification with community

(neg.) 1 2 3 4 5 (pos.)

APPLICANT'S TOTAL _____

Exhibit 3 to Part VII
Resolution No. 89-877
City Council Resolution
Approval of Project Area
Committee

RESOLUTION NO. 89-877

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF NOV 14 1989CERTIFIED AS TRUE COPY
of Resolution No. 89-877

NOV 21 1989

FILE CERTIFIED
CITY CLERK CITY OF SACRAMENTOAPPROVAL OF PROJECT AREA COMMITTEE
(PAC) FOR RICHARDS BOULEVARD
REDEVELOPMENT PROJECT AREA

WHEREAS, the City Planning Commission has established the boundaries of the Richards Boulevard Redevelopment Project Area; and

WHEREAS, California Community Redevelopment Law requires that a project area committee be formed when a redevelopment project area may displace area residents; and

WHEREAS, the Richards Boulevard Project Area may displace area residents; and

WHEREAS, the Executive Director of the Sacramento Housing and Redevelopment Agency has called upon the citizens of the Richards Boulevard Project Area to submit applications for the purpose of forming a Project Area Committee; and

WHEREAS, the application period has been closed and interviews have taken place which resulted in applicants being rated and ranked within each category.

NOW, THEREFORE, Be it resolved by the City Council of the City of Sacramento:

Section 1: The following persons are hereby approved as the Richards Boulevard Project Area Committee:

Business Property Owners

1. Dana Saar
2. Johan Otto
3. Nanci J. Johnson

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RESOLUTION NO.: **89-877**DATE ADOPTED: NOV 14 1989

Non-Profit Public Service Organizations

4. Deborah Senna (Transitional Living)
5. Leo McFarland (Volunteers of America)

Residential Tenants

6. Tony Gonzales
7. Jocelyne Eldredge

Residential Property Owner/Occupant

8. Pedro Venegas

Residential Property Owner/Landlord

9. Rev. Rafe Simpson, Jr.

Business Property Owner/Landlord

10. Bruce Nott

Member-at-Large

11. James Fletter

Section 2: This resolution shall take effect immediately.

ANNE RUDIN

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

1100WPP2(492)

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RESOLUTION NO.: 89-877
DATE ADOPTED: NOV 14 1989

VIII. REPORT REQUIRED BY SECTION 21151 OF PUBLIC RESOURCES CODE
(PROJECT ENVIRONMENTAL IMPACT REPORT)

A draft environmental impact report (Draft EIR) was prepared by an Agency consultant and circulated for public review and comment during the period from March 14, 1990 through April 30, 1990. On April 2, 1990, a duly noticed public hearing was held by the Sacramento Housing and Redevelopment Commission on the Draft EIR. On April 10, 1990, a duly noticed public hearing was held by the Redevelopment Agency of the City of Sacramento on the Draft EIR.

On July 3, 1990, at a joint public hearing of the City Council and the Redevelopment Agency, it is anticipated that resolutions will be adopted certifying the final environmental impact report (Final EIR) for the Project. A copy of the Final EIR will be submitted separately to the City Council for addition to this Report to the City Council.

RBRpt

IX. REPORT OF COUNTY FISCAL OFFICER

The Sacramento County Auditor-Controller, as the fiscal officer charged with the responsibility of allocating tax increment funds under Section 33670 of the Community Redevelopment Law, is responsible for preparing a report to the Agency and affected taxing agencies on Project Area and affected taxing agency taxable valuations and tax revenues.

On December 29, 1989, the Sacramento County Auditor-Controller, as the fiscal officer charged with the responsibility of allocating tax increment funds under Section 33670 of the Community Redevelopment Law (CRL), issued her report on Project Area and taxing agency taxable valuations and tax revenues for the 1989-90 fiscal year. This report is contained in Exhibit 1 of this Part IX of the Commission's Report to City Council.

Exhibit 1 to Part IX
Auditor-Controller Report



COUNTY OF SACRAMENTO

OFFICE OF

AUDITOR - CONTROLLER

700 H STREET • ROOM 4650 • SACRAMENTO, CALIFORNIA 95814

(916) 440-7422

NANCY E. WOLFORD
AUDITOR-CONTROLLER

Mark Norris
CHIEF DEPUTY AUDITOR-CONTROLLER

December 29, 1989

Robert E. Smith, Executive Director
Sacramento Housing and Redevelopment Agency
P.O. Box 1834
Sacramento, CA 95812-1834

Dear Mr. Smith:

This report on the Richards Boulevard Redevelopment Project Area is pursuant to section 33328 of the Health and Safety Code. Based on data received from the State Board of Equalization, Sacramento County Assessor, and our own records, we have determined the following:

1. The total assessed valuation of all taxable property within the proposed project area for 1989-90 is \$338,191,036 as detailed on attachment A.
2. The taxing agencies levying taxes in the project area are:

Taxing Agency

North Sacramento Elementary S.D.
Grant Joint Union High S.D.
Los Rios Community College Dist.
Sacramento City Unified S.D.
County Wide Equalization
Area Wide Equalization
County General
Juvenile Hall
Regional Occup Center
Infant Dev-Phys Handicapped
Infant Dev-Retarded
North Sacramento CSBA
Children's Institutions
County superintendent-admin
Sacramento-Yolo Mosquito Abatement
City of Sacramento
Redevelopment Area 4-Capitol Mall
Dev Center Handicapped

Managed By

County Superintendent of Schools
County Superintendent of Schools
Sacramento County
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools

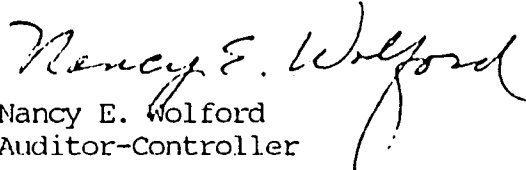
Sacto Housing and Redevelopment Agency
County Superintendent of Schools

Please note that the proposed area includes parcels within an existing redevelopment project (area 4 - Capitol Mall). It is our understanding that these parcels will be detached from the existing project area. Therefore, all revenues in the related tax rate area are shown distributed to taxing jurisdictions other than the Capitol Mall Redevelopment Area.

3. Attachment B to this report details the amount of tax revenues derived by each taxing agency from the 1989-90 assessment roll including state subventions. This attachment indicates revenues derived from the proposed project area and the total of all tax revenues, whether inside or outside the project area. However, since we are not able to discern veterans or welfare exemptions from the project area assessment reports, the revenues have not been reduced for such exemptions; actual revenues within the proposed project area may therefore be lower than shown.
4. Consistent with your request of October 11, the State Board of Equalization and the Sacramento County Assessor have determined the 1989-90 valuations within the proposed project area, and no prior years have been determined. This report therefore presents only the 1989-90 valuations.
5. The revenues in this report exclude revenues generated by unitary and operating nonunitary properties. Those revenues are billed and apportioned as prescribed by Revenue and Taxation Section 98.9.

The individual valuations of each parcel within the proposed area have been sent directly to your office by the State Board of Equalization and the Sacramento County Assessor. A copy of that information is on file in my office. I hope that this report is useful to both you and the taxing agencies affected by the proposed project area. If you have any questions regarding this report or tax distribution in general, please contact Rob Diamond at 440-7454.

Sincerely,


Nancy E. Wolford
Auditor-Controller

richards

cc: North Sacramento Elementary School District
Grant Joint Union High School District
Los Rios Community College District
Sacramento City Unified School District
County Superintendent of Schools
County Executive, Sacramento County
Sacramento-Yolo Mosquito Abatement District
City Manager, City of Sacramento
Sacramento Housing and Redevelopment Agency

RICHARDS BOULEVARD RDA
 ASSESSED VALUES
 1989-90 BASE YEAR

ATTACHMENT A

VALUATION TYPE	TAX RATE AREAS												TOTAL
	3003	3005	3006	3020	3022	3033	3083	3084	3086	3105	3169	3269	
STATE BOARD ROLL													
LAND	21,785	19,722,273	681,499		85,518		737,257	580,301	46,780		26,000	3,012,000	24,913,413
IMPROVEMENTS	6,191	2,311,118	44,424		2,755		92,622	154,609	35,120				2,646,849
PERSONAL PROPERTY	4,539	889,903	32,533		2,027		62,003	89,123	20,105				1,100,233
	32,515	22,923,294	758,456	0	90,310	0	891,882	824,033	102,005	0	26,000	3,012,000	28,660,495
LOCAL SECURED													
LAND	448,060	3,352,805	1,584,145	25,079	669,099		46,269,897	242,648	59,842	1,055,421	5,348,167		59,055,163
STRUCTURES	2,306,430	16,659,168	5,796,438		1,428,947		93,539,866	137,149		206,242	10,323,953		130,398,243
PERSONAL PROPERTY	283,236	13,653	295,202				1,489,406				630,885		2,712,382
FIXTURES	6,771,798	129,435	149,974				3,169,217				64,124		10,284,548
	9,809,524	20,155,061	7,825,809	25,079	2,098,046	0	144,468,326	379,797	59,842	1,261,663	16,367,129	0	202,450,336
UNSECURED													
LAND		1,113,095				227,316	40,560				3,700		1,384,671
STRUCTURES		6,878,044	106,459			1,577,623	372,599				94,064		9,028,789
PERSONAL PROPERTY		46,265,182	570,130		118,130	1,499,237	26,322,902		16,682		265,804		75,058,067
FIXTURES		8,566,441	270,598		39,640	3,229,709	9,227,096		22,131	55,206	197,857		21,608,678
	0	62,822,762	947,187	0	157,770	6,533,885	35,963,157	0	38,813	55,206	561,425	0	107,080,205
TOTAL VALUES	9,842,039	105,901,117	9,531,452	25,079	2,346,126	6,533,885	181,323,425	1,203,830	200,660	1,316,869	16,954,554	3,012,000	332,191,036

RICHARDS BOULEVARD RDA
PROJECT AREA REVENUES AND TOTAL REVENUES
1989-90 BASE YEAR

ATTACHMENT B

DISTRICT NAME	TAX RATE AREAS INSIDE PROJECT												PROJECT AREA	TOTAL
	3003	3005	3006	3020	3022	3033	3083	3084	3086	3105	3169	3269	REVENUES	REVENUES
NORTH SACRAMENTO ELEM	0	0	0	0	0	0	154,286	1,024	171	1,121	14,426	0	171,028	1,091,633
GRANT JOINT UNION HIGH	0	0	0	0	0	0	196,249	1,303	217	1,425	18,350	0	217,544	6,205,670
LOS RIOS COMM COLLEGE	2,933	31,561	2,841	7	699	1,947	54,827	364	61	398	5,127	898	101,663	10,878,621
SACRAMENTO CITY UNIF	25,331	272,561	24,531	65	6,038	16,816	0	0	0	0	0	7,752	353,095	24,667,595
CO WIDE EQUALIZATION	105	1,133	102	0	25	70	1,969	13	2	14	184	32	3,651	397,538
AREA WIDE EQUALIZATION	0	0	0	0	0	0	96,440	640	107	700	9,018	0	106,905	3,257,130
COUNTY GENERAL	35,333	380,190	34,218	90	8,423	23,457	660,464	4,385	731	4,797	61,756	10,813	1,224,658	135,714,894
JUVENILE HALL	44	479	43	0	11	30	831	6	1	6	73	14	1,542	170,367
REGIONAL OCCUP CENTER	77	831	75	0	18	51	1,444	10	2	10	135	24	2,677	296,348
INFANT DEV-PHYS HNDOP	5	50	5	0	1	3	87	1	0	1	8	1	162	17,245
INFANT DEV-RETARDED	5	50	5	0	1	3	87	1	0	1	8	1	162	17,268
NORTH SACRAMENTO CSBA	0	0	0	0	0	0	44	0	0	0	4	0	48	297
CHILDRENS INSTITUTIONS	361	3,879	349	1	86	239	6,739	45	7	49	630	110	12,495	1,384,763
COUNTY SUPT-ADMIN	208	2,242	202	1	50	138	3,894	26	4	28	364	64	7,221	801,685
SACRAMENTO-YOLO MOSCUI	698	7,506	676	2	166	463	13,040	87	14	95	1,219	213	24,178	2,697,528
CITY OF SACRAMENTO	33,203	357,269	32,155	85	7,915	22,043	620,645	4,121	687	4,507	58,033	10,161	1,150,824	41,077,215
REDEVELOP 4 CAPITOL MA	0	0	0	0	0	0	0	0	0	0	0	0	0	1,649,921
DEV CENTER HANDICAPPED	117	1,259	113	0	28	78	2,188	15	2	16	205	36	4,057	306,082
	98,420	1,059,011	95,315	251	23,461	65,339	1,813,234	12,033	2,007	13,169	169,546	30,120	3,381,910	230,631,800

X. REPORT OF FISCAL REVIEW COMMITTEE

Section 33353 of the Community Redevelopment Law (CRL) provides that a county or any affected taxing entity may call for the creation of a fiscal review committee within 15 days after receipt from a redevelopment agency of a preliminary report prepared pursuant to the requirements of Section 33344.5 of the CRL. As defined in Section 33353.1 of the CRL, the fiscal review committee is composed of one representative from each of the affected taxing agencies. The purpose of the committee would be to identify the fiscal effects of the proposed Redevelopment Plan upon the affected taxing entities, specify additional information, if any, needed to enable those fiscal effects to be identified and analyzed, and suggest possible provisions in the Redevelopment Plan or other measures which would alleviate or eliminate a financial burden or detriment.

The Preliminary Report for the Richards Boulevard Redevelopment Project Area was transmitted to all Project Area affected taxing agencies on March 14, 1990.

On March 27, 1990, the Sacramento County Office of Education called for the creation of a fiscal review committee (FRC). Subsequently, the county representative (Chief Administrative Officer) established the date of May 2, 1990 at 9:30 a.m. to hold a hearing. This date was not less than 25 or more than 40 days from the receipt of the plan.

The fiscal review committee's report and determination on whether the redevelopment plan or amendment will have either a beneficial effect or a financial burden or detriment is due on June 1, 1990 (within 30 days of the FRC hearing); this date may be extended to June 18, 1990 (15 day maximum extension) by mutual consent of the FRC and the Redevelopment Agency.

A copy of the final FRC Report will be submitted separately to the City Council for addition to this Report to Council. A summary of Agency consultations with the affected taxing agencies is also provided in Part XII of this Report to City Council.

XI. NEIGHBORHOOD IMPACT REPORT

A. Introduction

1. Purpose of Report

Section 33353(1) of the Community Redevelopment Law (CRL) requires the preparation of a neighborhood impact report if a redevelopment project contains low or moderate income housing. The purpose of the report is to describe in detail the impact of the project upon the residents of the project area and surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood. The neighborhood impact report is also to include: (1) the number of dwelling units housing persons and families of low or moderate income expected to be destroyed or removed from the low and moderate income housing market as part of a redevelopment project; (b) the number of persons and families [households] of low or moderate income expected to be displaced by the project; (c) the general location of housing to be developed, rehabilitated, or constructed pursuant to Section 33413 of the California CRL; (d) the number of dwelling units housing persons and families of low and moderate income planned for construction or rehabilitation, other than replacement housing; (3) the projected means of financing the proposed dwelling units for housing persons and families of low and moderate income planned for construction or rehabilitation; and (f) a projected timetable for meeting the plans' relocation, rehabilitation and replacement housing objectives.

Because the Project Area contains dwelling units inhabited by persons and families of low or moderate income, a neighborhood impact report is included herein. Due to overlapping among the data required in the Environmental Impact Report, the Method or Plan for Relocation, the Physical, Social and Economic Conditions in the Project Area and the Neighborhood Impact Report -- all of which are contained in this Report to City Council -- cross-referencing is employed in order to reflect the most comprehensive data source and to avoid repetition where possible.

2. Relevant Factors

There are several factors ancillary to the proposed Project to be considered in assessing and estimating the impact of the Project on residents within the Project Area. Two such factors are prominent. The first, as discussed in Part II of this report, is the development of the 240-acre Southern Pacific site (S.P.). The Project Area is currently isolated from the Downtown and other adjacent neighborhoods by the vast, undeveloped, S.P. maintenance yards. There are effectively only two access routes into the area

from the downtown, by Interstate 5 and the Richards Boulevard off-ramp, the other by Route 160 (North 16th Street). The development of the S.P. site will effectively open up the Project Area to the downtown. From this perspective, disruption of the isolated housing units on North B and Bannon Streets would take place as circulation improvements are made through the S.P. site and vacant property adjacent to these housing units is developed.

Second, as also noted in Part II and discussed at length in the Environmental Impact Report (EIR), shifting land uses in the area have already lead to an elimination of the existing housing stock. If past trends were to continue, the loss of remaining residential uses would take place gradually over time as the natural recycling of land takes place.

The discussion and figures contained in this Part XI of the Agency's Report to City Council on the proposed Richards Boulevard Redevelopment Project Area have been formulated with consideration given to these factors.

B. Impact on Residents in Project Area and Surrounding Areas

1. Relocation, Traffic Circulation, Environmental Quality and Community Facilities and Services

The Project EIR presents information on the potential Project impacts upon residents of the Project Area and the surrounding areas, in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, and other matters affecting the physical and social quality of the neighborhood. Part II of this Report to Council also presents pertinent information concerning the above-named impacts to Project residents and adjoining neighborhoods.

As described in Part III of this Report, the Agency proposes a modest land assembly and disposition program as one of the Agency's Project implementation activities. Any displacement which occurs as a result of Agency redevelopment activities will be mitigated by the relocation assistance provided by the Agency, including financial payments, advisory assistance, and replacement housing plan provisions of state law relating to Agency-assisted developments. These provisions are further described in Part IV of this Report to City Council and in Part XI.B. below.

2. School Population and Quality of Education

Public education services for the Project Area are provided by the North Sacramento School District and Grant Joint Union High School District. There is currently one district school (Dos Rios Elementary) located within the Project Area boundaries. Washington Elementary is the only other public school within five blocks of the Project Area. The public junior high school serving the area is Rio Tierra and the public high school is Grant High School. College level students are served by Sacramento City

College, and California State University, Sacramento.

Under Cumulative Conditions, up to about 27 housing units, or 75 permanent residents could be added to the Project Area (not including the S.P. site). It is expected that increased employment and housing generated by the proposed Project will add minimally to the addition of school-aged children in the area. Based on the number of school age children in the Project Area, a student per household generation factor of 1.47 is assumed for the Project Area. Based on this figure, residential units within the Project Area currently contain 391 students. The Project Area, at buildout, could expand the number of residential units up to 293. Assuming current student generation factors, development within the Project Area will result in an increase of 41 students for a total of 432 students. This increase in students is not expected to impact the existing conditions in either the North Sacramento or the Grant Joint Union High School District. Any buildout is expected to occur gradually, and the school districts will not experience a dramatic increase in students as a result of the Project.

While at this time there is no specific proposal for new construction of low/moderate income housing to be built within the Project Area, the construction of new housing units within the Project Area is being considered by the Agency. It is anticipated that tax increment revenues deposited in the low and moderate income housing fund over the life of the Project Area will significantly exceed \$8.5 million. Those additional funds may be utilized in the Project Area or within the City of Sacramento to increase the supply of low and moderate income housing. Until and unless housing is built on the Southern Pacific site, a very small number of residential units will be added to the current total.

The EIR does address the possibility that increased employment will have a direct effect on employment in the City of Sacramento, and assuming a similar proportion of Project Area employee's will locate within either the North Sacramento or the Grant Joint Unified School Districts this increased employment will have some impact local schools. Redevelopment staff conducted an analysis of travel distances to/from the work sites within the Project Area. The results indicated that even if present economic trends continue, the impact of increased workers in the Project Area will have a minimal impact on area schools. A survey by Agency staff showed that currently only 2.0% of Project Area workers live within the North Sacramento and Grant Joint Union High

School Districts. According to Part II of the Richards Boulevard Draft EIR, the estimated number of new employees generated under Cumulative Conditions is 22,797. To extrapolate from the current contribution of Project Area workers to the North Sacramento and Grant Joint Union High School Districts, the future impact of direct employment growth will be 465 students. Again, this is not expected to have a significant impact on the North Sacramento or Grant Joint Unified School Districts.

The California legislature has changed the rules governing school facilities financing by authorizing school districts to directly levy school impact fees, dedications, or other requirements for temporary or permanent facilities construction. The legislation (Assembly Bill 2926, 1986 Stats. Ch. 887) also allows school districts to impose "any other form of requirement" on developers, including the formation of a Mello-Roos Community Facilities District.

This legislation (which became effective January 1, 1987) does, however, place a ceiling on the cumulative amount of developers fees which can be levied for school facilities. Residential development fees are capped at \$1.50 per square foot, and commercial and industrial fees at \$.025 per square foot. These caps will be annually adjusted to reflect inflation. As was indicated in the Richards Boulevard EIR, there is no expected impact on local school districts, but any potential impact would be mitigated through these measures.

3. Property Assessment and Taxes

In general, the taxable valuations of property within the Project Area and adjoining the Project Area should increase as development of the Project Area occurs. New development within the Project Area will be assessed at market value, as determined by the assessor. Within and outside the Project Area, the assessor may increase property valuations for existing properties at the maximum rate of 2 percent per year allowed under Proposition 13, regardless of Project-related actions. And, in cases where property changes hands, the assessor will likely assess the property at the newly recorded market value. Additionally, the assessor will reassess the added value to property and improvements due to any new development or rehabilitation which occurs.

The only other matters potentially affecting property taxes in the Project Area and surrounding areas would be the possibility of additional levies resulting from formation of special assessment districts. There is currently a proposal to form a special assessment district to provide street improvements to Richards Boulevard and cross-streets between Richards Boulevard and the American River. Businesses in the area will incur the first assessment in 1991-92 tax year. Special assessment districts for various legally permitted purposes may be established by the City in the manner provided by law where feasible, irrespective of whether a redevelopment project is proposed or has been adopted.

C. Relocation of Low and Moderate Income Housing

Housing estimates reported in this section of the Neighborhood Impact Report have been derived from the following sources: the draft Environmental Impact Report (EIR) for the Richards Boulevard Redevelopment Project; census data from Donnelly Marketing Information Services; and Part II of this Report to City Council. It has been necessary to formulate the housing estimates based on a number of assumptions relating to the impact of redevelopment on the housing stock in the Project Area. One such assumption is the non-conforming nature of housing within the project area; another assumption is that the development of the S.P. site may lead to higher density uses in properties just adjacent to the site.

1. Housing Units to be Destroyed or Removed

It is anticipated that approximately 48 dwelling units may be removed from the Project Area's housing inventory to make way for street realignment/removal, and parcel acquisition and assembly. These housing units are concentrated in two locations; 31-units in the area of Dreher/Basler Streets, and 17-units in the area of North B/Bannon Streets. An additional unit located on North 10th Street could be removed from the housing stock through the natural recycling of land allowed by General Plan. It is assumed that this recycling will likely occur within the 35-year life of the proposed Redevelopment Plan since the single housing unit is a non-conforming use situated upon a parcel that could be combined with other parcels and developed to a higher intensity of use (i.e., commercial use).

As discussed in Part II of this Report to City Council, one of the purposes of a redevelopment program in the Project Area is to provide public assistance to aid in the re-use of the land after the parcel acquisition and assembly. This type of assistance is deemed necessary by the Agency and the City since the property acquisition authority available to public entities may generally be used only for lands specifically needed for such improvements. On the other hand, redevelopment agencies have the authority to purchase private property for private development. Therefore, in the case of the realignment or removal of Bannon Street, the Agency could assist in the acquisition of properties to stimulate re-use of the land, thereby alleviating existing and possibly future blighting conditions. With approximately 49 non-conforming housing units throughout the Project Area, implementation of the proposed Redevelopment Plan could result in the removal of these 49 housing units by the Agency.

As indicated in Part II.B of this Report to Council, approximately 84 percent of the Project Area households are within the very low, low, or moderate income categories. If this proportion is applied to Project Area households at large, it may be estimated that there are approximately 223 households within

these income categories. A majority of the residents reside in the Dos Rios Housing Project, a 218-unit, federally funded, public housing facility. The residents of Dos Rios by law pay no more than 30% of their adjusted gross income for rent. However, as discussed above and detailed in Table III-2 in Part III, the Agency is proposing a modest land assembly program geared to the re-use of land after the street alignment/removal and other development programs being proposed. Therefore, of the estimated 49 housing units that may be removed from the Project Area's housing stock through direct Agency participation, about 41 such units are estimated to be occupied by very low, low, or moderate income persons or families.

Whenever dwelling units occupied by persons and families of or moderate income are removed from the housing market as part of the Project, the Agency would be required to construct, develop or rehabilitate, or cause the construction, development or rehabilitation of low and moderate income dwelling units equal in number to those destroyed or removed. This must occur within four years of such destruction or removal. In addition, any person(s) who are displaced as a result of Project activities, irrespective of income level, will be entitled to relocation assistance in accordance with State law. Further, 20 percent of the Project tax increment revenues received by the Agency must go to the provision or improvement of low and moderate income housing unless certain findings are made by the Agency in accordance with the CRL. These low and moderate income "set-aside" revenues may be used by the Agency to provide replacement housing.

2. Projected Residential Displacement

As noted above, up to 49 housing units could be displaced over the 35-year life of the Project. Of these units, approximately 41 are presumed to be occupied by very low, low, or moderate income households.

If and when actual displacement were contemplated, the Agency would conduct individual household surveys in order to determine the number, type and location of comparable replacement housing units and the required number of referrals thereto prior to displacement of any persons of low or moderate income. See Part IV of this Report to City Council for an overview of the steps in the relocation process that must be undertaken by the Agency prior to displacing any person(s) or family(ies).

3. Number and Location of Replacement Housing

The specific number and type of replacement housing units required pursuant to CRL Section 33413, if any, are now known at this time since the Agency has not determined specific acquisition sites. As noted above, up to 41 replacement housing units could be required over the life of the Project, although the actual number may be much less.

The City Council and the Agency will make findings necessary to provide such housing either inside or outside the Project Area. When the Agency acquires property, enters into a disposition and development agreement, participation agreement or other agreement, or undertakes any other activities requiring or causing the destruction or removal of housing units from the low and moderate income housing market, the Agency will adopt a replacement housing plan and will provide replacement housing required pursuant to Section 33413 of the CRL.

4. Number and Location of Very Low, Low and Moderate Income Housing Planned Other than Replacement Housing

The specific number and type as well as the location of very low, low and moderate income housing units planned for construction or rehabilitation other than replacement housing units is not known at this time. The Agency presently has no plans to develop such units itself. The Project Area may contain up to 27 new residential units after full implementation of the proposed Redevelopment Plan as currently envisioned, and at least 15 percent of all such units in the aggregate (4 units) must be available at affordable housing costs (i.e., 25 percent of a household's monthly income) to persons and families of low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing costs shall be available at affordable housing costs to very low income households.

5. Financing Method for Replacement Housing Requirements

The Agency will employ as necessary any of the methods outlined in Part III of this Report to City Council to meet replacement housing requirements and other obligations under the Redevelopment Plan and Community Redevelopment Law. Not less than 20 percent of all taxes which may be allocated to the Agency pursuant to Section 33670 of Article 4 of the CRL shall be used by the Agency for purposes of increasing and improving the supply of low and moderate income housing available at affordable housing cost to persons and families of low or moderate income and very low income households, unless certain findings prescribed in the law are made.

6. Timetable for Provision of Relocation and Housing Objectives

If replacement housing is to be provided pursuant to Section 33413 of the CRL, the Agency shall take necessary steps to cause the construction, rehabilitation or development of such housing in accordance with the time limits prescribed by law.

The replacement housing plan(s) and relocation plan(s) prepared by the Agency for a particular development activity shall contain schedules to insure comparable replacement housing is available in accordance with the requirements of the CRL and the State Relocation Guidelines.

D. Other Matters Affecting the Physical and Social Quality of the Environment

The Richards Boulevard Redevelopment Project will have a beneficial impact upon residents, property owners, and businesses in the area. Implementation of the Project will bring about coordinated growth and development, making the Project Area a more attractive and livable community. The Redevelopment Plan will help the City to reverse decline without the need for more extensive and expensive measures in the future.

Through future new construction of very low, low and moderate income housing, the redevelopment process may increase the availability of quality housing in the Project Area and City for a cross section of income groups. In addition, commercial and industrial development projects that will be brought about as a result of redevelopment action will stimulate the job-producing economy. Thus, unemployment conditions in the Project Area may be improved, which in turn, will improve the socioeconomic situation of the residents.

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PART XII ANALYSIS OF REPORT OF COUNTY FISCAL OFFICER; SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES; AND ANALYSIS OF AND RESPONSE TO REPORT OF FISCAL REVIEW COMMITTEE

A. Introduction

Pursuant to Section 33352(m) of the California Community Redevelopment Law ("Law"), a report to city council must include: 1) an analysis of the county fiscal officer's report; and 2) a summary of the consultations of the agency, or such attempts to consult, with each of the affected taxing agencies. Section 33352(m) also requires a report to city council to include the Redevelopment Agency's analysis of the report of the fiscal review committee, if any, which shall include the agency's response to such report, any additional information the agency may desire to provide, and any measures the Agency may desire to propose to mitigate any identified detrimental fiscal impact. This Part XII of the Agency's Report to the City Council addressed the requirements of Section 33352(m).

B. Analysis of Report of County Fiscal Officer

1. Report Requirements

Section 33328 of the Law requires the county fiscal officer (i.e., Auditor-Controller) responsible for the allocation of property taxes to prepare and deliver a specific report to the Redevelopment Agency and each affected taxing agency. (Affected taxing agencies are those governmental entities which levied a property tax on all or any portion of Project Area property "....in the fiscal year prior to the submission of the [redevelopment] plan to the [fiscal review] committee"). The following items are required to be included in the Auditor-Controller's report:

a. The total assessed valuation of all taxable property within the Project Area as shown on the base year assessment roll.

b. The identification of each taxing agency levying taxes in the Project Area.

c. The amount of tax revenue to be derived by each taxing agency from the base year assessment roll from the Project Area, including state subventions for homeowners, business inventory, and similar subventions.

d. For each taxing agency, its total ad valorem tax revenues from all property within its boundaries, whether inside or outside the Project Area.

e. The estimated first year taxes available to the Redevelopment Agency, if any, based upon information submitted by the Redevelopment Agency, broken down by taxing agencies.

f. The assessed valuation of the Project Area for the preceding year, or, if requested by the Redevelopment Agency, for the preceding five years, except for state assessed property on the board roll.

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2. Analysis of Data Reported by County Fiscal Officer

Section 333670 of the Law provides that the base year assessment roll for calculation of tax increment revenues is the roll last equalized prior to the effective date of the ordinance adopting the project redevelopment plan. Tax rolls are equalized on August 20th of each year. It is expected that the Plan will be adopted and effective by August 20, 1990, resulting in the 1989-90 assessment roll as the base year.

The report of the Sacramento County Auditor-Controller (issued as the Report of the County Fiscal Officer) for fiscal year 1989-90 was transmitted to the Agency on December 29, 1989, and is included as Exhibit 1 to Part IX of this Report to City Council. Contrary to the provisions of Section 33328, the County Auditor-Controller's report does *not* contain the following:

1. an estimate of first year taxes available to the Redevelopment Agency as a result of the proposed Project Area; and
2. the local assessed valuation of the proposed Project Area, reported by code area, for the preceding year.

The following analysis compares the Auditor-Controller's report to the requirements of Section 33328 of the Law, and where possible, draws conclusions from the data contained in the report.

a) Total Assessed Valuation of All Taxable Property
Within Project Area as shown on Base Year Assessment
Roll

The 1989-90 base year value reported by the County Auditor-Controller for the proposed Project Area is \$338,191,036, which includes \$202,450,336 in local secured value, \$1,107,080,205 in local unsecured value, and \$28,660,495 in state assessed non-unitary and railroad property. The County has indicated that local secured and unsecured taxable values have not been reduced to reflect property tax exemptions. An independent computation of local secured and unsecured taxable value revealed that the County local secured value excludes parcels which appear to be located within the boundaries of the Project Area. The total 1989-90 taxable value of the parcels is \$7.8 million. In addition, the County has also included taxable value of unsecured assessments, \$6.5 million, which appear to be located outside the boundaries of the Project Area.

b) Identification of Each Taxing Agency Levying Taxes in
Amended Project Area

The County Auditor-Controller identified the following eight
taxing agencies:

Sacramento City Unified School District

North Sacramento Elementary School District

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Grant Joint Union High School District
Los Rios Community College District
Sacramento County
County Superintendent of Schools
Sacramento-Yolo Mosquito Abatement District
City of Sacramento

The County has also reported that parcels located within boundaries of the existing Redevelopment Project Area #4 in the Merged Downtown Project Area have been included in the boundaries of the Project Area. It is our understanding that the Project Area will actually exclude those parcels in Project Area No. 4.

In addition, parcels located within the boundaries of the existing Alkali Flat Project Area are included in the boundaries of the proposed Project Area. It is the Agency's intention to amend the boundaries of the Alkali Flat Project Area to delete these parcels from Alkali Flat. The deletion of parcels from Alkali Flat will be done at the same time as the adoption of the proposed Project Area.

In addition to the above listed Taxing Agencies, Katz Hollis has identified two other Taxing Agencies which do not receive a portion of the basic one percent tax levy but levy debt service tax rates in the proposed Project Area. The two agencies are:

Sacramento - Yolo Port District
Sacramento Regional County Sanitation District

- c) Amount of Tax Revenue to be Derived by Each Taxing Agency from Base Year Assessment Roll from Project Area, Including State Subventions for Homeowners, Business Inventory, and Similar Subventions.

Table XII-1 shows the base year revenue derived by each affected taxing agency in the proposed Project Area, exclusive of revenues produced by tax override rates. The first column in this table shows the taxing agencies within the proposed Project Area boundary. The second column shows each taxing agency's portion of the basic one percent (one dollar per \$100 of value) tax rate. The third column shows the revenue generated from this one percent tax rate applied to total 1989-90 base year assessed values.

The total amount of property tax revenue that affected taxing agencies will derive from the 1989-90 base year roll from the basic \$1 tax rate in the Proposed Project Area is \$3,381,908. Sacramento County has the largest portion of the dollar rate, with 36 percent, followed by the City of Sacramento which has approximately 34 percent and the Sacramento City Unified School District which has approximately 10 percent. As the revenue amounts have not been reduced to reflect properties subject to exemptions, actual revenues within the proposed Project Area may be lower than those shown.

- d) Total Ad Valorem Tax Revenue for Each Taxing Agency from All Property Within It's Boundary, Whether Inside or Outside Project Area

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The County Auditor-Controller's Report also includes information on total ad valorem tax revenue for each taxing agency from all property within each agency's boundaries, whether inside or outside the project area. Revenues generated from the base year value represent 1.47 percent of total revenues received by all affected agencies.

e) Estimated First Year Taxes Available to Redevelopment Agency, Broken Down by Taxing Agencies

The County Auditor-Controller's report does not contain estimated first year taxes available to the Redevelopment Agency. Table III-4 in Part III of this Report to City Council shows a projection of annual estimated tax increment revenues that could be generated within the proposed Project Area over the 35 year life of the Project. This table shows only total estimated tax increment revenues and not tax revenues broken down by taxing agencies. The first year the Agency is expected to receive tax increment revenues from the Project Area is fiscal year 1991-92 at which time approximately \$489,000 of gross tax increment revenue is estimated to be available to the Agency from the Project Area as a whole.

f) Assessed Valuation of Project Area for Preceding Year, or for Preceding Five Years, Except for State Assessed Property on Board Roll

The County Auditor-Controller's report does not contain any valuation data for the Project Area in fiscal years prior to 1989-90.

C. Summary of Consultations with Affected Taxing Agencies

Section 33328 of the Law requires the Agency, prior to the publication of a notice of a joint Agency/Council public hearing on the proposed Redevelopment Plan, to consult with each affected taxing agency with respect to the proposed Redevelopment Plan and the allocation of tax increment revenues. At the time of this Report, the Agency is still in the process of conducting such consultations. Therefore, a summary of such consultations will be submitted separately in a supplement to this Report to City Council when such consultations are completed prior to the joint public hearing on the proposed Redevelopment Plan.

D. Analysis of and Response to Report of Fiscal Review Committee

As noted in Part X of this Report to City Council, the Fiscal Review Committee has not yet issued its report. When its report is issued, it and an analysis thereof will be submitted as a supplement to this Report.

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Table XII-1

Redevelopment Agency of the City of Sacramento
Richards Boulevard Redevelopment Project

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TAX REVENUE DERIVED BY EACH AFFECTED TAXING AGENCY IN THE PROJECT AREA FROM THE BASE YEAR ASSESSMENT ROLL

<u>Taxing Entity</u>	<u>% of Project (1) Area Revenue</u>	<u>Project Area (1) Revenue Generated</u>	<u>Total Taxing (2) Entity Revenues</u>	<u>Project Area Revenue As Percent Of Total Taxing Entity Revenue</u>
North Sacramento Elementary S.D.	5.06%	\$171,028	\$1,091,633	15.67%
Grant Joint Union High S.D.	6.43%	217,544	6,205,670	3.51%
Los Rios Community College District	3.01%	101,663	10,878,621	0.93%
Sacramento City Unified S.D.	10.44%	353,094	24,667,595	1.43%
County Wide Equalization (3)	0.11%	3,649	397,538	0.92%
Area Wide Equalization (3)	3.16%	106,905	3,257,130	3.28%
County General	36.21%	1,224,657	135,714,894	0.90%
Juvenile Hall (3)	0.05%	1,543	170,367	0.91%
Regional Occupation Center (3)	0.08%	2,677	296,348	0.90%
Infant Dev.- Phys. Handicapped (3)	0.00%	162	17,245	0.94%
Infant Dev- Retarded (3)	0.00%	162	17,268	0.94%
North Sacramento CSBA (3)	0.00%	48	297	16.16%
Children's Institutions (3)	0.37%	12,495	1,384,763	0.90%
County Superintendent-Admin. (3)	0.21%	7,221	801,685	0.90%
Sacramento-Yolo Mosquito Abatement	0.71%	24,179	2,697,528	0.90%
City of Sacramento	34.03%	1,150,824	41,077,215	2.80%
Redevelopment Area 4-Capitol Mall	0.00%	0	1,649,921	0.00%
Dev. Center Handicapped (3)	0.12%	4,057	306,082	1.33%
TOTAL	100.00%	\$3,381,908	\$230,631,800	1.47%

(1) Based on application of tax rate area apportionment factors to reported Project Area taxable values of each tax rate area existing in the Project Area.

(2) Total Taxing Entity Property Tax Revenue as reported by the Sacramento County Auditor-Controller.

(3) Programs administered by the County Superintendent of Schools