



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



July 25, 1989

Transportation/Community  
Development Committee  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Del Paso Heights Revitalization Strategy

SUMMARY

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

RECOMMENDATION

The staff recommends approval of the attached resolution approving the plan.

Respectfully submitted,

ANDREW J. PLESCIA  
Acting Executive Director

TRANSMITTAL TO COMMITTEE:

DAVID R. MARTINEZ  
Deputy City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



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June 26, 1989

Redevelopment Agency of  
the City of Sacramento  
Sacramento, California

Honorable Members In Session:

SUBJECT: Del Paso Heights Revitalization Strategy

## SUMMARY

The attached resolution: (1) approves the Del Paso Heights Revitalization Strategy, and (2) directs the Acting Executive Director to return with recommendations necessary to implement the Strategy.

## BACKGROUND

Del Paso Heights is one of the City's first residential redevelopment areas. The redevelopment plan for this area was adopted in May 1970 and subsequently amended in May 1985. Redevelopment authority and activities have been utilized to continue the efforts of the federal Neighborhood Development Program (NDP) and City's Community Development Block Grant Program (CDBG).

Past redevelopment efforts in Del Paso Heights have concentrated on public improvements such as curbs, gutters, sidewalks, streets, and public facilities. The successful completion of these public improvements has resulted in the need to shift the emphasis of redevelopment activities to economic and housing development.

Del Paso Heights has long suffered the negative impact of powerful economic and sociological forces favoring disinvestment, as opposed to investment in the area. While the Agency does not have the economic wherewithal to completely counter these forces, the staff believes that concentrating on certain catalyst activities will begin to reverse that trend.

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The attached Revitalization Strategy, therefore, identifies actions designed to stimulate private activity which will lead to an upgraded and revitalized economic base in Del Paso Heights. The proposed strategy is threefold. First, is the encouragement of private investment through Agency participation in a catalyst shopping center development. Second, is the pursuit of an aggressive program of housing infill and housing development. Specifically, the southwest quadrant of the project area is identified for intensive redevelopment to create a strong new residential development, Rio Linda Boulevard is targeted for infill ownership housing, and completion of the Woodhaven Senior Project is viewed as necessary to encourage new growth. Third, the Strategy emphasizes the need to continue image building activities which encourage and foster community pride. These include completion of the Del Paso Heights biketrail improvements, continuation of the Del Paso Heights Lawn Beautification Contest, the North Area Summer Series, and activities to celebrate and showcase redevelopment efforts in Del Paso Heights. Increased emphasis on code enforcement is also a important component. A copy of the Del Paso Heights Revitalization Strategy is attached as Attachment I.

The Strategy was reviewed by the Del Paso Heights Redevelopment Advisory Committee in February 1989 and the Sacramento Housing and Redevelopment Commission in March 1989. As a result of these meetings several changes were recommended. The Strategy has been revised to incorporate many of these recommendations. The revisions include recommendations that the Agency: (1) initiate a second phase of self help housing targeted for the Rio Linda corridor; (2) as feasible, increase the price range of ownership housing units to \$75,000-\$80,000; (3) develop strategies to minimize the relocation of existing residents in the PUD; (4) investigate the feasibility of increasing the size of and alternative locations for the proposed shopping center; and (5) allocate Del Paso Heights Tax Increment funds for a RAC- sponsored pilot program to involve the community in nuisance abatement and police protection issues.

The latter recommendation was a direct outgrowth of concerns expressed by residents at the Sacramento Housing and Redevelopment Commission meeting of March 20, 1989. In response to this testimony the Commission directed the staff to add a component to the Strategy which would enhance the image of the Del Paso Heights community and involve residents and business owners in efforts to address blighting influences in the area.

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Based on discussions with the RAC and representatives of the City's Nuisance Abatement and Police Departments, staff recommends the establishment of a pilot, image building program in order to reverse these blighting factors. Staff will work with the RAC to develop this program for funding in the Agency's 1990 budget. A program budget of approximately \$100,000 is anticipated.

## FINANCIAL DATA

The strategy recommends utilizing several sources of funds to implement the proposed activities. Possibilities include a federal Section 108 loan from HUD, Downtown Replacement Housing funds, assistance from EDA or UDAG, and sale of a tax allocation (redevelopment) bond using Del Paso Heights tax increment funds. Specific financing recommendations will be brought forward for your approval as projects are implemented.

## MBE/WBE EFFORT

Not applicable at this point. This issue will be considered in future staff reports regarding specific projects outlined in the Strategy.

## POLICY IMPLICATIONS

The above recommended actions are consistent with the adopted redevelopment plan.

## ENVIRONMENTAL REVIEW

CEQA: A Final Environmental Impact Report was prepared and adopted for the Del Paso Heights Redevelopment Plan Amendment in March, 1985. The proposed actions of the Revitalization Strategy were analyzed in this document. Pursuant to Title 14, California Administrative Code, Section 15162, the Environmental Coordinator has determined that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken and that the project involves no new impacts not considered in the previous EIR. Therefore, no further Environmental Documents are required.

NEPA: This action is exempt per 24 CFR Part 58.34(a)(1). Any subsequent projects involving federal funds will be reviewed on a project by project basis.

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VOTE AND RECOMMENDATION OF THE DEL PASO HEIGHTS REDEVELOPMENT  
ADVISORY COMMITTEE

The Strategy was initially presented to the RAC on January 26, 1989 and a subsequent worksession on the strategy was held with the RAC on February 9, 1989. At its regular meeting of February 23, 1989 the RAC recommended approval of the Strategy with revisions. A detailed summary of the RAC's recommendations and their votes are attached as Attachment II.

Subsequent to the RAC's review of the Strategy the committee completed a community survey, the results of which are attached as Attachment III.

At their meeting of June 22, 1989 the RAC reviewed the revisions to the Strategy. You will be advised of their recommendation at your June 27, 1989 meeting.

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of June 26, 1989, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

- AYES: Pernell, Moose, Simon, Simpson, Strong, Wooley, Yew, Wiggins
- NOES: Amundson
- ABSENT: Sheldon

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## RECOMMENDATION

This report (1) approves the Del Paso Heights Revitalization Strategy and (2) directs the Acting Executive Director to return with specific policy recommendations as necessary to implement the Strategy.

Respectfully submitted,

  
ANDREW J. PLESCIA  
Acting Executive Director

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Anne Moore  
440-1315

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# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
ON DATE OF

## APPROVAL OF DEL PASO REVITALIZATION STRATEGY

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

Section 1: The Del Paso Heights Revitalization Strategy is hereby approved.

Section 2: The Acting Executive Director is hereby directed to return to this body with specific policy recommendations necessary to implement the strategy.

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CHAIR

ATTEST:

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ASSISTANT SECRETARY

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