



Public Agency
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento City Council
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
NOV 22 1982

Honorable Members in Session:

Subject: 1983 Community Development Block Grant (CDBG) Program for
the City of Sacramento

SUMMARY:

This report regards recommended policies and activities for the City's 1983 Community Development Block Grant (CDBG) program. The report is divided into two parts. Part I summarizes the proposed overall CDBG program policies. Part II addresses individual 1983 proposed CDBG projects and activities recommended for inclusion in the application.

CDBG policy considerations before the Council for action include: (1) recommendations on the number and location of CDBG target areas; (2) recommendations for targeting the rehabilitation loan program; capital improvements; nuisance abatement and police services; (3) recommended areas for commercial revitalization; and, (4) recommendations regarding citizen participation in the CDBG target areas.

The proposed 1983 CDBG project budget is also presented for consideration and action.

APPROVED
BY THE CITY COUNCIL

PART I: PROPOSED CDBG POLICIES

NOV 30 1982

A. BACKGROUND:

OFFICE OF THE
CITY CLERK

In April 1982, the Council authorized a reanalysis of the City's CDBG program. This restudy was to respond to the reduction of federal funds, and to develop a "targeted" CDBG program wherein concentrated funding would lead to identifiable neighborhood improvement.

Between April and July, staff conducted field surveys of housing and neighborhood conditions, reviewed and compared 1980 census data, and undertook a comprehensive resident's opinion survey as background to our restudy. A summary of findings and recommendations for targeting was presented to the City Council in July of this year. Also at the meeting the Council directed staff to take the recommendations to public meetings to be held in each of the thirteen existing target areas. Attachment II includes a summary of citizen input gathered in the thirteen target areas. Minutes of the neighborhood meetings are on file in the City Council office for review.

11-30-82
All Districts

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A summary of the major policy considerations and citizen responses follows:

B. POLICY CONSIDERATIONS RE-CAP:

1. Multiple Treatment Areas: Staff recommends that the number of target areas designated to receive all eligible CDBG activities be reduced from 13 areas to five areas. The five areas recommended are: (1) Del Paso Heights; (2) East Del Paso Heights; (3) Gardenland; (4) Oak Park; and, (5) Woodbine. (See Attached Maps). These areas were selected based on overall needs, particularly with respect to housing rehabilitation and basic capital improvement needs.

Citizens in proposed multiple treatment areas were, understandably supportive of this recommendation. Areas which expressed concern or opposition to this policy were the Central City, Alkali Flat and Robla areas.

In the Central City, citizens were concerned that lack of CDBG funds would inhibit their ability to address certain housing issues which they feel are high priority. In particular, residents pointed out the need for housing programs which curb displacement and preserve affordable housing opportunities in the downtown area.

In response to these concerns, staff feels that the recently approved Downtown Redevelopment Work Program addresses many of these issues. With consolidation of the four Downtown Redevelopment areas, a significant annual tax increment flow will be realized of which 20% is to be allocated for housing programs. Among the housing programs identified by staff are: homeownership "equity-sharing" programs, single room occupancy (residential hotel) programs, and mixed income housing production programs. Additionally, the Central City will be the most likely target for the Rental Rehabilitation Block Grant which has been proposed by the Reagan Administration. As you may recall, we were recently selected for funding under the Rental Rehabilitation Demonstration which is a precursor to the Rental Block Grant program. Under the demonstration, 25 units will be rehabilitated in the Alkali Flat area.

Because Central City will have tax increment funds and Redevelopment housing programs available to them, staff feels that the area should not be considered a priority area for comprehensive CDBG funding. We are, however, recommending continuation of the previously prioritized street lighting project in Southside and rehabilitation activities in the Washington neighborhood.

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Similarly, the Alkali Flat neighborhood expressed concern over being deleted as a comprehensive treatment area for CDBG funding. The Alkali Flat PAC expressed a need to continue and finish various housing programs and improvements along 12th Street. Staff feels that many of the remaining Alkali Flat needs can be accomplished with existing CDBG funds allocated to the area and with tax increment funds. Currently, approximately \$200,000 in surplus CDBG funds from older Alkali Flat projects is available for reprogramming to new projects. In addition, disposition of properties acquired with CDBG funds in the Alkali Flat area will also generate significant funds for completion of projects. Alkali Flat also has available local tax increment flow, Downtown tax increment replacement housing funds, and Citywide site acquisition funds which Alkali can draw from. In addition, Alkali Flat will be the only area in the City receiving HUD Rental Rehabilitation Demonstration funds (mentioned above) which will assist in upgrading rental property and stabilizing rents. For these reasons, staff does not feel Alkali Flat should be designated as a "multiple treatment area" but, we do feel rehabilitation programs and commercial revitalization programs should continue in the area. Staff has met with the Alkali Flat PAC and has received their approval of the recommendation to meet Alkali Flat's needs with existing funds. While reprogramming of land disposition funds within a specific target area (as opposed to Citywide) is not a regular CDBG policy, staff is recommending that this occur in order to complete outstanding projects in Alkali Flat.

Robla residents were primarily concerned with the installation of sewers in their area. They perceived that de-designation of Robla as a CDBG target area would effect their ability to obtain funding for sewer services. Staff wishes to clarify that per previous City Council action, Robla sewers are not identified for CDBG funding, and that the cost of the Robla sewer project is beyond the scope of the CDBG program. As you recall, City Sewer Funds have been appropriated for the Robla project.

- 2. Special Treatment Areas: Staff recommends that the following special programs be set up in specified areas:
 - a. Nuisance Abatement Program: This program would pro-actively seek to identify and abate neighborhood nuisance (junk cars, litter, weeds, etc.) in the following areas: Gardenland; Strawberry Manor; Del Paso Heights; East Del Paso Heights; and Meadowview.

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- b. Home Alert/Police Protection: This program would provide increased assistance in forming Home Alert groups and monitoring school truancy in the following areas: Oak Park; Freeport Manor; Meadowview; Woodbine; and City Farms.
- c. Home Rehabilitation Loans: Continuation of the home rehabilitation loan program in a concentrated fashion is recommended for portions of Del Paso Heights; Oak Park; Woodbine; Gardenland; East Del Paso Heights; Glen Elder; City Farms and all of Alkali Flat and Washington Neighborhood.

Citizens were in general agreement with the above policy considerations with the exception of comments on rehabilitation noted in Section B-3 of this report. Please note that in response to the City Council Budget/ Finance Committee's request for an analysis of CDBG needs in the Washington neighborhood, this neighborhood is recommended for concentrated rehabilitation. (See Attachment III. Washington Neighborhood Needs Assessment).

- 3. Concentrated Rehabilitation Approach: Staff recommends that the home rehabilitation program be restructured to effect neighborhood revitalization and visible upgrading of neighborhoods. To do this, rehabilitation assistance would need to be concentrated in specific areas, and new loan programs to address needs in a concentrated area developed. Areas recommended for concentrated assistance are depicted on Map 3.

In general, most citizens favor the idea of concentrated, highly visible housing rehabilitation. In Glen Elder and Del Paso Heights, citizens were concerned that "hardship" cases outside a proposed concentrated area would be excluded. In almost all areas, residents were interested in rental property rehabilitation; most residents perceive the majority of substandard or deteriorating properties to be rental structures.

In response to citizen comments gathered, staff recommends that the City Council adopt a policy of concentrated rehabilitation and authorize staff to report back on specific program details required to make an effective yet equitable program. Within the scope of the report back would be: (1) an analysis of new rehabilitation program guidelines needed to comprehensively address selected areas, including the need for rental rehabilitation and code enforcement; and, (2) an analysis of Citywide emergency or "hardship" rehabilitation needs and how to best deal with this issue.

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4. Economic Development and Commercial Revitalization: Based upon discussion at the joint Budget and Finance/Planning and Community Development Committee, staff recommends that the following commercial strips be designated for commercial revitalization assistance: Del Paso Boulevard; 12th Street; Franklin Boulevard; and Stockton Boulevard. These four strips were selected as part of the City Planning Department's study of commercial strips through-out the City.

The proposed commercial revitalization program includes the following major components: (1) identification and designation of revitalization target areas; (2) preparation of an economic potential study to identify the types of businesses requiring assistance and the feasibility of such businesses; (3) identification of merchant interest and cooperation; (4) preparation of a detailed program and financing plan for revitalization; and (5) implementation.

At this time, Stockton Boulevard, 12th Street, and Del Paso Boulevard have completed economic potential studies. These strips are ready for merchant organization and program planning. Franklin Boulevard may require additional economic and land use study during the 1983 year. Once program planning by the Agency and City Planning Department is complete, the following types of implementation tools may be employed depending on the needs identified on individual strips: technical assistance; facade treatment or sign improvement loans; business expansion and development loans; and specific capital improvements to increase commercial viability.

(Note: The Sacramento Housing and Redevelopment Agency at their October 18, 1982, meeting adopted a motion to delete Franklin Boulevard and Del Paso Boulevard in order to concentrate and focus the commercial revitalization program. This recommendation was considered by the Joint Budget and Finance/Planning and Community Development Committee, however, the Committee recommends retaining all four strips for revitalization assistance).

5. Citizen Participation: Staff proposes that formal citizen participation committees be recognized in the five multiple treatment areas. Currently, two of the proposed areas have Project Area Committees (Del Paso Heights and Oak Park) which could serve as the citizen participation vehicle in those areas. In Gardenland, East Del Paso Heights, and Woodbine, citizen committees would need to be formed.

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For your information, SHRA staff has recently set up a Blue Ribbon Citizen Committee to study citizen participation in Agency programs. The findings of this committee will be forwarded to the Council under separate cover. Among the issues which are being considered are: (1) that of the appropriate funding source (CDBG vs. tax increment) for PAC staff; and (2) the issue of a common level of service for all CDBG citizen committees. As these issues are currently under consideration, staff is recommending that the Council proceed with the assumptions that (1) the three PAC's will continue to be CDBG funded in 1983; and, (2) that the three new citizen groups will receive staff services from existing CDBG staff.

PART II: 1983 PROPOSED CDBG PROJECT BUDGET

A. BACKGROUND:

This section of the report summarizes proposed projects which are recommended to be included in the 1983 CDBG application to HUD. The new CDBG application format requires that the City submit our proposed projects as a Statement of Community Development Objectives and Proposed Use of Funds. A Draft Statement is attached for your review and consideration.

Staff has attempted to weigh the input received from citizen's and other City Departments to develop a set of project recommendations which is consistent with federal regulations and with proposed local CDBG policies. During our budget development phase, a significant amount of information was gathered. Attachments I and II to this report include this information which provides further background to our recommendations.

Staff has received CDBG funding requests that total in excess of \$8 million. At this time, staff has not been advised by HUD as to our exact entitlement amount. HUD anticipates however, that the entitlement funding will either remain stable (\$4.2 million) or be reduced slightly. Because of this uncertainty, staff is recommending the City use a conservative planning figure of \$4,000,000 in developing our 1983 budget.

B. PROJECT REVIEW CRITERIA:

The following criteria was used to screen proposals in order to insure that common criteria were applied to all:

1. Give priority to projects which are consistent with the proposed CDBG targeting policies and which have clear community support.
2. Give priority to 1983 projects which carry-out prior funding and policy commitments (ex. where design funding has previously been allocated, and construction funding is needed to complete a street improvement program).

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- 3. Give priority to projects which, based on initial feasibility, have the greatest likelihood of being implemented in the 1983 program year. As you know, HUD measures the City's CDBG program in part on the ability to spend funds in a timely fashion. Therefore, staff is attempting to avoid premature funding of projects which, due to workload or other constraints, are not at a "ready for implementation" stage.
- 4. Give priority to projects which have no other available or reasonable sources of funding. For example, where tax increment funds, gas tax, major street construction funds, etc., are available, CDBG funds should not be used.
- 5. Give priority to basic neighborhood needs such as resolution of health and safety issues, provision of safe housing and provision of safe streets and lighting. Although a number of other uses are eligible under the CDBG regulations, cutbacks in funding levels mean that the most basic neighborhood needs should be addressed first.

C. TARGET AREAS NEEDS AND RECOMMENDATIONS:

Outlined below is a summary of needs, citizen comments, and project recommendations by target area. Please note that in areas where formal citizen groups exist such as the Project Area Committees, staff has received official votes and letters regarding neighborhood needs. In many other target areas where no formal recognized group is formed, neighborhood meetings were held "town meeting" style. As such, staff received a significant amount of input but no formal vote on the recommended programs was taken. (For further information on the neighborhood meetings, please see the minutes on file in the City Council office).

1. Multiple Treatment Areas:

- a. Del Paso Heights: The Del Paso Heights Project Area Committee is requesting funding for the following activities: (1) construction funding for Del Paso Heights A/D #7 (Marysville Boulevard, along Balsam, Fig, Roanoke, South Avenue and Willow Streets); and (2) plans and specifications funding for South Avenue A/D (South Avenue area between Norwood and Los Altos Street); and (3) operating costs for the PAC. The PAC operating budget appropriation is a six month budget due to the availability of 1982 CDBG funds. In addition to these programs, staff is recommending the nuisance abatement program, the Workreation Youth Employment program, and concentrated home rehabilitation be operated in Del Paso Heights.

A letter recommending approval of this program from the Del Paso Heights PAC is attached.

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- b. East Del Paso Heights: Staff recommends the following programs for the East Del Paso Heights area: (1) nuisance abatement program; (2) concentrated home rehabilitation in selected areas, (3) Workrecreation Youth Employment Program; and, (4) plans and specifications for East Del Paso Heights A/D #3 (the area east of Marysville; south of Grand Avenue - Pinell, Astoria and South Avenues). Citizens expressed support for this program and were very interested in forming a CDBG citizen's advisory group for the area. Please note that because of the informal, ad hoc nature of the neighborhood meeting, no formal vote on the recommended programs was taken.
- c. Gardenland: Staff is recommending that the following programs and projects be approved in the Gardenland area: (1) pro-active nuisance abatement; (2) concentrated home rehabilitation in selected areas; (3) Workrecreation Youth Employment Program; and, (4) park improvements (replace tot lot) in Gardenland Park. Citizens in attendance at the Gardenland CDBG meeting expressed support for these programs. The citizens also expressed a desire for increased police services; however, our discussions with the City Police Department indicate that the Gardenland area already has a significant number of Home Alert groups. Citizens were also strongly in favor of forming a CDBG citizen's advisory group. Please note that because of the informal, ad hoc nature of the neighborhood meeting, no formal vote on the recommended programs was taken.
- d. Oak Park: Staff is recommending the following programs for the Oak Park area: (1) funding for acquisition of the proposed Oak Park Shopping Center site; (2) the Home Alert/Police Protection program; (3) concentrated home rehabilitation in selected areas; (4) Workrecreation Youth Employment Program; and, (5) PAC operating budget. Staff recommendations are consistent with the Oak Park PAC recommendations. As with Del Paso Heights, the Oak Park area is currently updating their Redevelopment Plan. The Oak Park PAC wished to note, that as a result of the Redevelopment Plan update, there may be some proposed changes in the community development strategy for that area. A letter from the Oak Park PAC approving the 1983 Program is attached.

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e. Woodbine: In the Woodbine area, staff is recommending the following programs: (1) construction funding for Woodbine A/D #3 (the area along Wah and Toy between Woodine Ave and W.P.R.R.); (2) design funding for Woodbine A/D #3A (50th and 51st Avenue between Woodbine Ave and W.P.R.R.)*; (3) concentrated home rehabilitation in selected areas; (4) Workreation Youth Employment Program; and, (5) Home Alert/Police Protection Program. Also, staff is recommending formation of a CDBG citizen's advisory group in the Woodbine area. Residents expressed support for the proposed programs particularly for A/D #3 street improvements. Please note that due to the informal, ad hoc nature of the neighborhood meeting, no formal vote on the recommended programs was taken.

2. One Time Special Treatment Areas:

a. Strawberry Manor: Staff is recommending that the Nuisance Abatement program be approved for the Strawberry Manor area. Residents in attendance at the CDBG meeting were supportive of the proposed Nuisance Abatement program. They also expressed a need for continued home rehabilitation and street improvements particularly along Silver Eagle Road and Norwood Avenue although no CDBG funding for this project is proposed at this time. Please note that due to the informal ad hoc nature of the meeting, no formal vote on the recommended programs was taken.

b. Alkali Flat: Staff is recommending that Alkali Flat be approved for (1) continued housing rehabilitation; (2) commercial revitalization along 12th Street; and, (3) funding the Alkali Flat PAC operations.

The Alkali Flat PAC originally expressed concern over not being considered a multiple treatment area. The PAC was concerned that the need to undertake street improvements along 12th Street and the need to preserve housing opportunities would be restricted without the "multiple treatment area" designation. In response to these concerns, staff feels that existing funds and programs can meet many of Alkali Flat PAC's concerns. As mentioned above, Alkali Flat has approximately \$200,000 in surplus CDBG funds from prior years as well as CDBG funded land acquisitions pending disposition which could generate an additional \$400,000 to \$500,000 for Alkali Flat programs. Alkali Flat will also have HUD Rental Rehabilitation Demonstration Project funds, as well as tax increment funds available to the area. For these reasons, staff feels that the majority of Alkali Flat needs can be addressed with existing funding and programs and that the "multiple treatment area" designation is not required for Alkali Flat. Staff has met with the Alkali Flat PAC regarding these funding alternatives and has received PAC support for the program.

* Additional program recommended by the joint Budget and Finance and Planning and Community Development Committee.

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- c. Central City: Staff is recommending funding for (1) streetlighting around the area of William Land School (10th and 12th; "S" and "W" Streets) for the Central City area; and, (2) concentrated rehabilitation in the Washington neighborhood area of Central City. While Central City residents felt streetlighting was a priority they also were interested in housing development programs. As noted above, staff feels that housing programs offered through the Downtown Redevelopment process and associated tax increment funds will meet many of the Central City's housing needs. Residents in attendance at the Central City neighborhood meeting voted to request that the Central City continue to receive comprehensive CDBG assistance, and that rehabilitation programs in selected census tracts (the lowest income tracts) and streetlighting be funded. Staff has analyzed the Central City by Census Tract and determined that the Washington Neighborhood is the lowest income Census Tract with any significant amount of housing stock. As such this neighborhood is recommended for continued home rehabilitation assistance.
- d. City Farms: Staff is recommending the following programs for the City Farms area: (1) concentrated rehabilitation in specified areas; and, (2) Home Alert/Police Protection Program. Residents expressed support for the above programs although no formal vote was taken as a result of the ad hoc nature of the meeting.
- e. Freeport Manor: The following programs are recommended for the Freeport Manor area: (1) Home Alert/Police Protection Program, and (2) night lighting in Argonaut School Park. Residents expressed support for the recommended programs although no formal vote was taken as a result of the ad hoc nature of the meeting.
- f. Glen Elder: Concentrated rehabilitation in specified areas of Glen Elder is recommended. While residents were in favor of continued rehabilitation services, they expressed the need for a larger multi-purpose community center. Based on current cost estimates for expansion and/or new construction of a community center, staff feels such a project is significantly beyond the funding availability of the CDBG program. Again, as with other areas where no formal citizen group is formed, no official vote was taken.

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- g. Meadowview: The following programs are recommended for the Meadowview area: (1) Nuisance Abatement; (2) Workrecreation Youth Employment Program* and, (3) Home Alert/Police Protection Services. Residents expressed support for the proposed programs and also indicated a need for continued home rehabilitation and economic development programs. Based on field surveys, staff feels that the Meadowview area housing conditions are significantly less severe than other target areas. With respect to economic development, the residents were interested in programs which attract new commercial development. This type of economic development activity requires a significant amount of funding which staff feels is beyond the scope of the CDBG program at this time. As a result of the ad hoc nature of the neighborhood meeting no formal vote was taken.
- h. Robla: Staff is not recommending CDBG programs for the Robla area. Residents at the CDBG meeting expressed a need for street improvements, however, staff feels that these improvements would be premature until sewers are installed and the area builds out more. No formal vote was taken as a result of the ad hoc nature of the meeting.

D. ECONOMIC DEVELOPMENT RECOMMENDATIONS:

- 1. Commercial Revitalization Loan Pool: Staff recommends that \$200,000 be set aside for business loans and related commercial revitalization along portions of Stockton Boulevard, 12th Street, Franklin Boulevard*, and Del Paso Boulevard*.

E. HOUSING PROGRAM RECOMMENDATIONS:

- 1. Rehabilitation Loans and Grants: Staff recommends \$1,080,000 for rehabilitation activities in concentrated rehabilitation activity areas.
- 2. Building Inspection Services: Staff recommends \$38,500 for building inspection services directly related to the rehabilitation loan program and housing code enforcement in the target areas. This funds two full time inspectors and a vehicle. Please note that this is a six month budget due to the availability of carryover 1982 funds for the positions.

* Additional programs recommended by the joint Budget and Finance and Planning and Community Development Committee.

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- 3. Nuisance Abatement: Staff recommends \$84,500 to fund a pro-active nuisance abatement program in specific target areas. This will fund three nuisance inspectors, and clerical support. During the course of developing this program, staff became aware that certain types of nuisance violations relate to the zoning enforcement function (e.g., illegal car repair and dismantling). As a result, staff recommends that this program be re-evaluated in six months to determine the need for a support zoning enforcement officer to work directly with the nuisance abatement program. One organizational issue which would need to be worked out, is coordination of zoning enforcement (administratively located in Planning) and nuisance abatement (located in Building Inspections).
- 4. Fair Housing/Human Rights: Staff recommends \$110,000 to continue the City's portion of the contract with the Human Rights/Fair Housing Commission. The Commission mediates landlord/tenant disputes and investigates complaints related to housing or employment discrimination. This service is maintained by a City-County contract of which the City pays half the cost.
- 5. Insulation Program: Staff recommends \$50,000 to continue the City's contract with SMUD for home insulation loans and grants.

F. PUBLIC SERVICE PROGRAMS:

- 1. Workreation Program: Staff recommends \$86,400 to operate the Workreation Program in the five multiple treatment areas and the Meadowview area. The Workreation Program is a summer youth employment program operated by the Community Services Department.
- 2. Home Alert/Police Protection: Staff recommends \$152,500 for two full time police officers and four part-time community services officers. These staff persons will concentrate on setting up Home Alert programs in Oak Pak, Freeport Manor, Meadowview, Woodbine and City Farms. In addition, the officers will assist in controlling school truancies and in abandoned automobile citation and enforcement.
- 3. Shared Housing Program: Staff recommends \$17,000 to continue the Shared Housing Program operated by the Agency. This program matched seniors desiring roommates so that housing expenses and companionship may be shared. Please note that this is a 6 month budget due to the availability of 1982 carryover funds. This program funds a fulltime program coordinator and a half time clerk.

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G. ADMINISTRATION AND PLANNING ACTIVITIES:

1. CDBG Administration: Staff recommends \$245,500 for overall CDBG Administration. This budget amount maintains the current level of CDBG service and includes: two fulltime staff persons; operating costs (materials and supplies); and indirect costs pursuant to the Agency's approved indirect cost allocation plan. Minor increases in printing and mailing costs are included in anticipation of the formation of three new citizen advisory committees.
2. Citizen Participation Costs: Staff recommends a total of \$122,000 for Project Area Committee (PAC) operations in the following areas: Del Paso Heights PAC (\$51,700); Alkali Flat PAC (\$13,200); and Oak Park PAC (\$57,100). Please note that these are six month budget figures as the 1982 CDBG budget covers PAC operations through June 30, 1983.
3. Planning Department Support: Staff recommends \$86,000 to continue projects and program support in the City Planning Department. This funds 5 fulltime planners to undertake community planning activities, and provide support for associated redevelopment and community development activities. Please note that this is a six month budget due to the availability of carryover funds from the 1982 CDBG year.
4. Preservation Program: Staff recommends \$36,300 to continue funding the City's Preservation Program. This funding level maintains current staff patterns and the Design Review Committee. Please note that this is a six-month budget due to the availability of 1982 CDBG funds.

H. CONTINGENCY

Staff recommends that \$39,300 be set aside for contingencies.

I. FINANCIAL DATA:

Approval of the proposed policy consideration would bring the City's CDBG program more in line with anticipated grant revenues. As you know, the CDBG program has been reduced nationwide. Also, yearly increases in entitlement funds to account for inflation will no longer be allocated. Effectively, less CDBG funds relative to needs will be available in future years. Therefore, in order to maintain an effective program wherein recognizable neighborhood change can occur, concentration of CDBG money and activity is recommended.

Approval of the proposed 1983 CDBG Application and proposed use of funds is consistent with our estimated grant revenues (\$4 million estimate) and allows an adequate contingency for the possibility of further grant reductions nationwide.

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J. VOTES AND RECOMMENDATION OF THE COMMISSION AND THE JOINT BUDGET/
FINANCE AND PLANNING/COMMUNITY DEVELOPMENT COMMITTEE

At its regular meeting of October 18, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the Recommendations below (and attached Resolution) with the following exception: that Del Paso Boulevard and Franklin Boulevard be deleted from the Commercial Revitalization Program for 1983 in order to concentrate funds. The votes were as follows:

- AYES : Angelides, Dickenson, Fisher, Knepprath, Luevano,
 A. Miller, B. Miller, Teramoto
- NOES : None
- ABSENT: Walton

At the November 9, 1982, joint meeting of the Budget and Finance and Planning and Community Development Committee, the Committee voted to recommend that Council approve the recommendations listed below. The following changes were made at the joint Committee:

- . the addition of Woodbine A/D #3A Plans and Specifications (\$50,000);
- . the revision of Woodbine A/D #3 Construction budget to \$550,000;
- . the addition of Meadowview area in the Workreation program and the allocation of \$14,400 from Contingency to cover the expanded program;
- . the revision of the contingency budget from \$53,700 as originally proposed to \$39,300 to accommodate the above revisions; and
- . the retention of Del Paso Boulevard and Franklin Boulevard, for commercial revitalization assistance.

Staff concurs with these changes and has incorporated the Joint Committee's changes in the recommendations which follow:

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K. RECOMMENDATIONS SUMMARY:

a. POLICY RECOMMENDATIONS: Staff recommends that City Council approve the following CDBG policies:

1. Multiple Treatment Areas: That the CDBG comprehensive target areas be reduced from 13 areas to five areas and designate the following five areas for continued comprehensive CDBG assistance: Del Paso Heights, East Del Paso Heights, Gardenland, Oak Park, and Woodbine.

2. Special Treatment Areas: That for the 1983 CDBG year, the following special programs be approved in the following areas:

(a) Nuisance Abatement program in Gardenland; Strawberry Manor; Del Paso Heights; East Del Paso Heights; and Meadowview.

(b) Home Alert/Police Protection services in Oak Park; Freeport Manor; Meadowview; Woodbine; and City Farms.

(c) Concentrated Home Rehabilitation Loan Assistance in selected areas of Del Paso Heights; Oak Park; Woodbine; Gardenland; East Del Paso Heights; Glen Elder; City Farms; all of Alkali Flat; and the Washington Neighborhood.

3. Concentrated Rehabilitation Assistance: That a policy of concentrated rehabilitation assistance with the goal of visible upgrading of specific neighborhood areas be adopted (See Map 3). In addition, City Council authorizes staff to study and report back on a concentrated rehabilitation implementation plan. This report back should address program policies and priorities; identify targeted areas and phasing for assistance; discuss and make recommendations on mandatory vs. voluntary code compliance; and address equity issues of emergency and hardship cases.

a. That the program be available in specified targeted areas where (a) an economic study has been completed, and (b) a Merchant's Association or similar group has formed which has demonstrated a good faith effort to assist and cooperate with public efforts to revitalize an area; and,

b. That for the 1983 year, commercial revitalization funds be concentrated: along portions of Stockton Boulevard, 12th Street, Franklin Boulevard and Del Paso Boulevard.

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- 5. Citizen Participation: That three new CDBG citizen advisory councils be formed to represent the East Del Paso Heights, Gardenland, and Woodbine areas.

B. 1983 CDBG PROGRAM AND APPLICATION RECOMMENDATIONS:

Staff recommends that City Council adopt the attached resolution regarding the 1983 CDBG Application which:

- 1. Approves the proposed 1983 Statement of Community Development Objectives and Proposed Use of Funds as revised by the joint Committee on Budget and Finance and Planning and Community Development;
- 2. Approves and accepts the required Certifications which accompany receipt of CDBG funds;
- 3. Approves the Negative Declaration pursuant to California Environmental Quality Act prepared for the CDBG Application.
- 4. Authorizes the Executive Director of the Redevelopment Agency to transmit the necessary application materials to the U.S. Department of Housing and Urban Development; and,
- 5. Authorizes the City Manager to execute the 1983 CDBG Grant Agreement.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe

WALTER J. SLIPE
City Manager

Contact Person: Trish Davey

Attachments

12-1-14B

RESOLUTION NO. 82-826

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF
November 30, 1982

APPROVING THE 1983 COMMUNITY DEVELOPMENT BLOCK GRANT
STATEMENT OF OBJECTIVES AND PROPOSED USE OF FUNDS

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

SECTION 1: The City Council hereby approves and adopts the
Community Development Block Grant program policies presented in the
November 30, 1982 CDBG Report to City Council;

SECTION 2: The City Council approves the Negative Declaration
prepared for the 1983 Community Development Block Grant application
pursuant to the California Environmental Quality Act;

SECTION 3: The City Council hereby approves the 1983 Statement
of Community Development Objectives and Proposed Use of Funds;

SECTION 4: The City Council hereby accepts the required
Certifications which accompany receipt of Federal funds;

SECTION 5: The City Council hereby authorizes the Executive
Director of the Redevelopment Agency to transmit the necessary application
materials to the U.S. Department of Housing and Urban Development; and

SECTION 6: The City Council hereby authorizes the City Manager
to execute the 1983 CDBG Grant Agreement.

APPROVED
BY THE CITY COUNCIL

NOV 30 1982

MAYOR

OFFICE OF THE
CITY CLERK

ATTEST:

CITY CLERK

PRELIMINARY
STATEMENT OF COMMUNITY DEVELOPMENT
GOALS AND OBJECTIVES

CITY OF SACRAMENTO

GOALS AND OBJECTIVES

1. IMPROVE NEIGHBORHOOD QUALITY

The City should improve and upgrade physical conditions, public improvements, services, and neighborhood facilities in physically declining neighborhoods.

2. CONSERVE EXISTING HOUSING

The City should conserve and enhance the existing housing stock within physically declining neighborhoods through programs which prevent decline and promote investment in housing. The City should provide financial assistance to low and moderate income, elderly and handicapped persons for rehabilitation of existing housing.

3. DEVELOP NEW HOUSING

The City should select and prepare sites, and make land available for residential development in order to expand housing opportunities for low and moderate income, elderly, and handicapped persons. The City should also provide incentives for private development of new market rate housing in physically declining neighborhoods.

4. PRESERVE HISTORICALLY/ARCHITECTURALLY SIGNIFICANT STRUCTURES

The City should preserve historically and/or architecturally significant structures through a program which prevents unnecessary destruction of such structures, provides incentives for private restoration, and seeks other sources of funding for rehabilitation.

5. ENCOURAGE ECONOMIC DEVELOPMENT

The City should provide incentives to promote commercial and industrial development through land acquisition, site preparation, and other appropriate means in order to increase the City's tax base and expand employment opportunities for low and moderate income persons.

PRELIMINARY
PROJECTED USE OF FUNDS

PRELIMINARY
PROJECTED USE OF FUNDS
CITY OF SACRAMENTO

[REVISED--11/9/82]

12-17B 1983 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

I.	CAPITAL IMPROVEMENTS	\$ 1,412,000
	A. Multiple Treatment Areas:	
	. Del Paso Heights A/D #7 Construction	\$ 500,000
	. East Del Paso Heights A/D #3 Plan and Specifications	60,000
	. Woodbine A/D #3 Construction	550,000
	. South Avenue A/D Plans and Specifications	50,000
	. Woodbine A/D #3A Plans and Specifications	50,000
	B. Miscellaneous Neighborhood Improvements:	
	. William Land School Street Lights	120,000
	. Gardenland Park Improvements	50,000
	. Argonaut School Park Night Lights	32,000
II.	HOUSING AND RELATED ACTIVITIES	1,363,000
	. Rehabilitation Loans/Grants	1,080,000
	. Building Inspection/Housing Code Enforcement	38,500*
	. Nuisance Abatement Program	84,500**
	. Home Insulation Program	50,000
	. Fair Housing/Human Rights Commission	110,000
III.	ECONOMIC DEVELOPMENT	440,000
	. Commercial Rehabilitation/Development	200,000
	. Oak Park Shopping Center Acquisition	240,000
IV.	PUBLIC SERVICES	255,900
	. Workreation Youth Employment Program	86,400
	. Home Alert/Police Protection	152,500
	. Shared Housing Program	17,000
V.	ADMINISTRATION	489,800
	. CDBG Administration	245,500
	. Planning Department Support	86,000*
	. Citizen Participation	122,000*
	. Preservation Program	36,300*
VI.	CONTINGENCIES	39,300
	TOTAL	\$ 4,000,000

* Represents a six month operating budget due to the availability of 1982 carryover funds.

** A portion of this budget is for a six month period due to the availability of 1982 carryover funds.

12-18-20B

CITY OF SACRAMENTO
1983 COMMUNITY DEVELOPMENT BLOCK GRANT
PROPOSED ACTIVITIES BY TARGET AREA

% of Program
Funds *

A. Multiple Treatment Areas

DEL PASO HEIGHTS:

1. Del Paso Heights A/D #7 (construction)	500,000	
2. South Avenue A/D (P/S)	50,000	1
3. Workreation Youth Employment Program	14,400	1
4. Nuisance Abatement Program	16,900	2
5. Home Rehabilitation Loan Program	230,000	
6. PAC Operating Budget	51,700	
	<u>863,000</u>	(26.8%)
	SUB-TOTAL	

EAST DEL PASO HEIGHTS:

1. East Del Paso Heights A/D #3 (P/S)	60,000	1
2. Workreation Youth Employment Program	14,400	1
3. Nuisance Abatement Program	16,900	2
4. Home Rehabilitation Loan Program	60,000	
	<u>151,300</u>	(4.7%)
	SUB-TOTAL	

GARDENLAND:

1. Gardenland Park Improvements	50,000	1
2. Workreation Youth Employment Program	14,400	1
3. Nuisance Abatement Program	16,900	2
4. Home Rehabilitation Loan Program	60,000	
	<u>141,300</u>	(4.4%)
	SUB-TOTAL	

* Program funds includes all project funds excluding administrative costs or area wide indirect benefit programs such as Human Rights Commission. Total program funds = \$3,227,400.

OAK PARK:

1. Oak Park Shopping Center Acquisition	240,000	
2. Home Alert/Police Protection Program	30,500	1
3. Workrecreation Youth Employment Program	14,400	1
4. Home Rehabilitation Loan Program	400,000	2
5. PAC Operating Budget	57,100	
	<u>742,000</u>	
	SUBTOTAL	(23.0%)

WOODBINE:

1. Woodbine A/D #3 (construction)	550,000	
2. Woodbine A/D #3A (design)	50,000	1
3. Home Alert/Police Protection Program	30,500	1
4. Workrecreation Youth Employment Program	14,400	1
5. Home Rehabilitation Loan Program	60,000	2
	<u>704,900</u>	
	SUB-TOTAL	(21.8%)
	TOTAL-MULTIPLE TREATMENT AREAS: \$2,602,500	(80.7%)

B. One Time Areas

STRAWBERRY MANOR:

1. Nuisance Abatement Program	<u>16,900</u>	(0.5%)
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ALKALI FLAT:

1. Commercial Rehabilitation/Development Program (12th Street)	50,000	1
2. PAC Operating Budget	13,200	
3. Home Rehabilitation Loan Program	<u>50,000</u>	2
(Alkali Flat has available prior CDBG Rehab. funds and Rental Demonstration funds)		
	SUB-TOTAL	(3.5%)

CENTRAL CITY

1. William Land School Street Lighting A/D		120,000	
2. Home Rehabilitation Loan Program (Washington neighborhood only)		100,000 ²	
	SUB-TOTAL	<u>220,000</u>	(6.8%)

CITY FARMS

1. Home Alert/Police Protection Program		30,500 ¹	
2. Home Rehabilitation Loan Program		60,000 ²	
	SUB-TOTAL	<u>90,500</u>	(2.8%)

FREEPORT MANOR:

1. Argonaut School Park Night Lighting		32,000	
2. Home Alert/Police Protection Program		30,500 ¹	
	SUB-TOTAL	<u>62,500</u>	(1.9%)

GLEN ELDER

1. Home Rehabilitation Loan Program	SUB TOTAL	<u>60,000</u> ²	(1.9%)
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MEADOWVIEW

1. Home Alert/Police Protection Program		30,500 ¹	
2. Workreation		14,400 ¹	
3. Nuisance Abatement Program		16,900 ¹	
	SUB TOTAL	<u>61,800</u>	(1.9%)
	TOTAL ONE TIME AREAS:	<u>624,900</u>	(19.3%)

1. Estimated amount allocated to area based on total budget figure and the number of participating target areas.
2. Home rehabilitation estimated allocation is based on historic participation rates; amount of area requiring rehabilitation work; and estimated per unit cost for work. These are very approximate and rough estimates due to the fact that the strategy for the concentrated home rehabilitation program is still under study.

NOTE: The above figures represent estimated target area allocations and do not represent "set-aside" funding levels.

CERTIFICATIONS

The grantee hereby assures and certifies that it will comply with the regulations, policies, guidelines and requirements with respect to the acceptance and use of Federal funds for this federally-assisted program. Also, the grantee gives assurances and certifies with respect to the grant that:

- (a) It possesses legal authority to make a grant submission and to execute a community development and housing program;
- (b) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the final statement, all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the final statement and to provide such additional information as may be required.
- (c) That prior to submission of its final statement to HUD, the grantee has met the citizen participation requirements, prepared its final statement of community development objectives and projected use of funds, and made the final statement available to the public, as required by section 104(a)(2) of the Housing and Community Development Act of 1974, as amended;
- (d) It is following a current housing assistance plan which has been approved by HUD and which meets the requirements of section 104(c)(1) of the Housing and Community Development Act of 1974, as amended.
- (e) It has developed its final statement of projected use of funds so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight; the final statement of projected use of funds may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
- (f) Its chief executive officer or other officer of the grantee approved by HUD:
 - (1) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 and other authorities as specified in 24 CFR 58.1(a)(3);
 - (2) Is authorized and consents on behalf of the grantee and himself/herself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his/her responsibilities as such an official; and
- (g) The grant will be conducted and administered in compliance with:
 - (1) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352) and implementing regulations issued at 24 CFR Part 1;
 - (2) Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, and implementing regulations;

- (3) Section 109 of the Housing and Community Development Act of 1974, as amended; and the regulations issued pursuant thereto (24 CFR Section 570.601);
 - (4) Section 3 of the Housing and Urban Development Act of 1968, as amended and implementing regulations at 24 CFR Part 135;
 - (5) Executive Order 11246, as amended by Executive Orders 11375 and 12086 and implementing regulations issued at 41 CFR Chapter 60;
 - (6) Executive Order 11063 as amended by Executive Order 12259 and implementing regulations at 24 CFR Part 107;
 - (7) Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended and implementing regulations when published for effect;
 - (8) The Age Discrimination Act of 1975, as amended, (Pub. L. 94-135) and implementing regulations when published for effect;
 - (9) The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 24 CFR Part 42;
 - (10) The labor standards requirements as set forth in 24 CFR §570.605 and HUD regulations issued to implement such requirements;
 - (11) Executive Order 11988 relating to the evaluation of flood hazards and Executive Order 11288 relating to the prevention, control, and abatement of water pollution;
 - (12) The flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, (Pub. L. 93-234).
 - (13) The regulations, policies, guidelines and requirements of OMB Circular Nos. A-102, Revised, A-87, A-110, and A-122 as they relate to the acceptance and use of Federal funds under this federally-assisted program;
- (h) No member, officer, or employee of the Grantee, or its designees or agents, no member of the governing body of the locality in which the program is situated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the program during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under the Grant, and that it shall incorporate, or cause to be incorporated, in all such contracts or subcontracts a provision prohibiting such interest pursuant to the purposes of this certification;
- (i) It will comply with the provisions of the Hatch Act which limits the political activity of employees;
- (j) It will give HUD and the Comptroller General or any authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant;

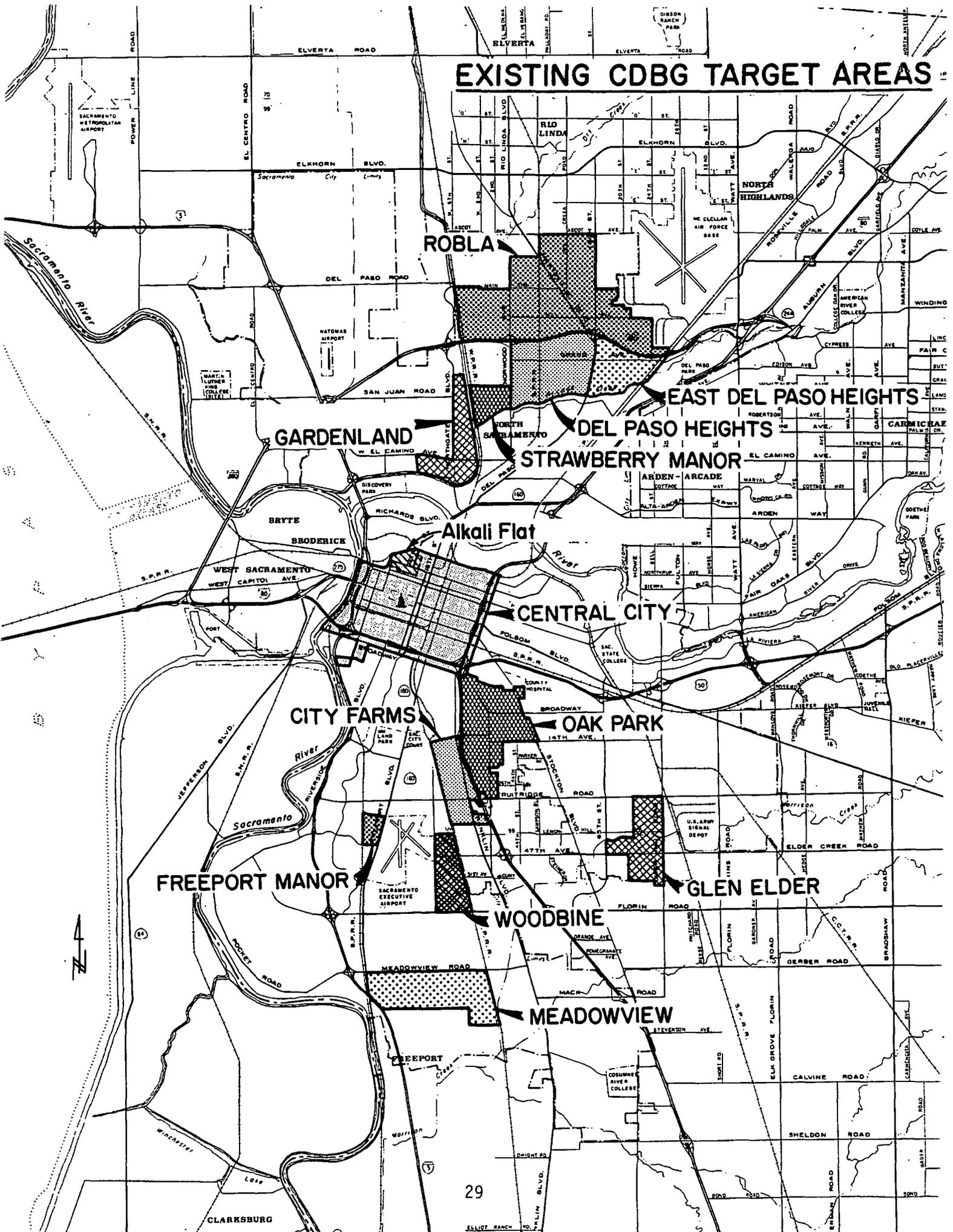
- (k) It will comply with the lead based paint requirements of 24 CFR Part 35 Subpart B issued pursuant to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4801 et seq.).

M A P S

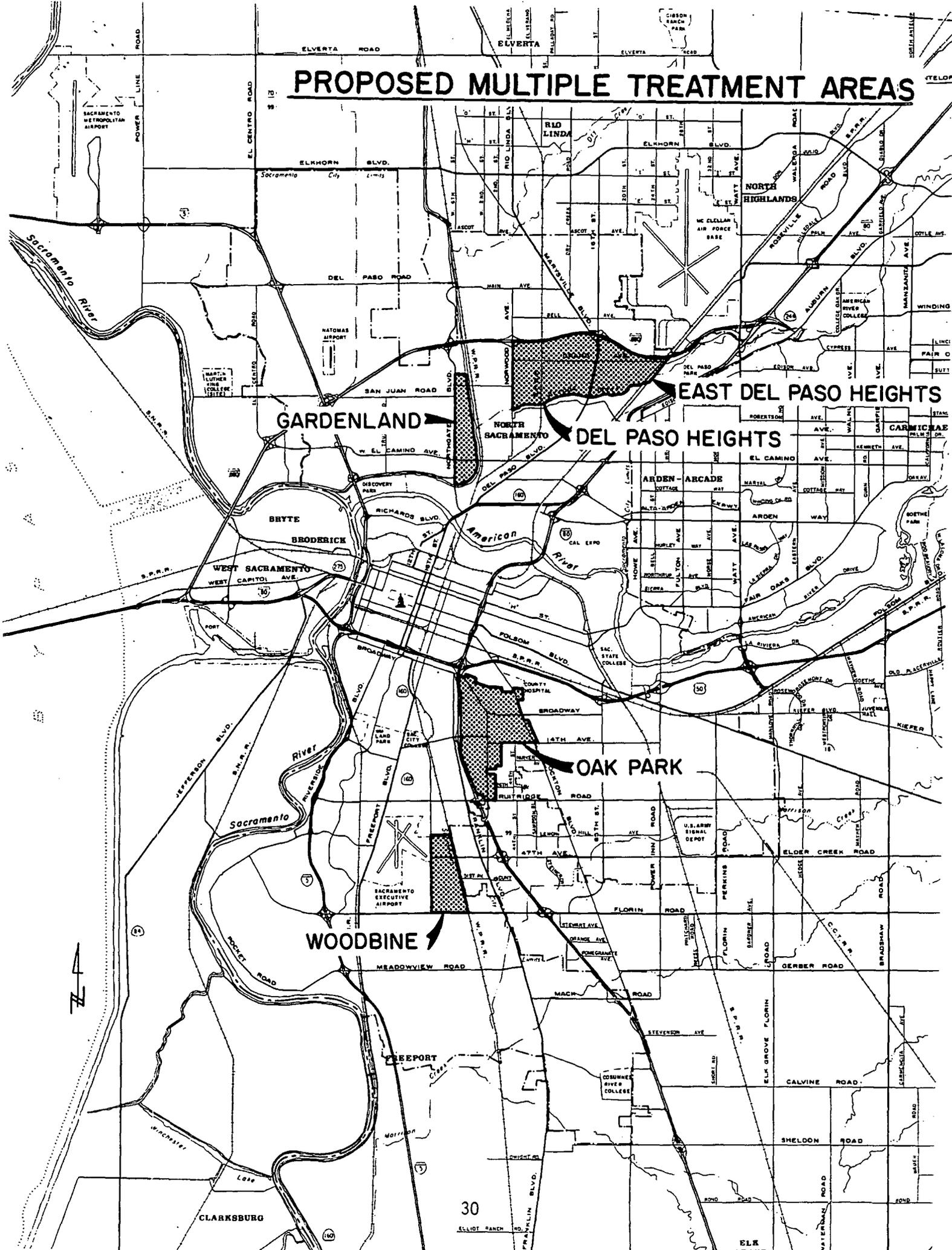
Page:

Existing Target Areas	29
Proposed Multiple Treatment Areas	30
Proposed Concentrated Rehabilitation Areas.	31
Proposed Nuisance Abatement Areas	32
Proposed Home Alert/Police Protection Areas	33
Proposed Commercial Revitalization Strips	34
Del Paso Heights A/D #7 and South Ave. A/D.	35
East Del Paso Heights A/D #3.	36
Gardenland Park Improvements.	37
Central City William Land School Streetlights	38
Freeport Manor-Argonaut School Night Lights	39
Woodbine A/D #3	40
Woodbine A/D #3A	41

EXISTING CDBG TARGET AREAS



PROPOSED MULTIPLE TREATMENT AREAS



GARDENLAND

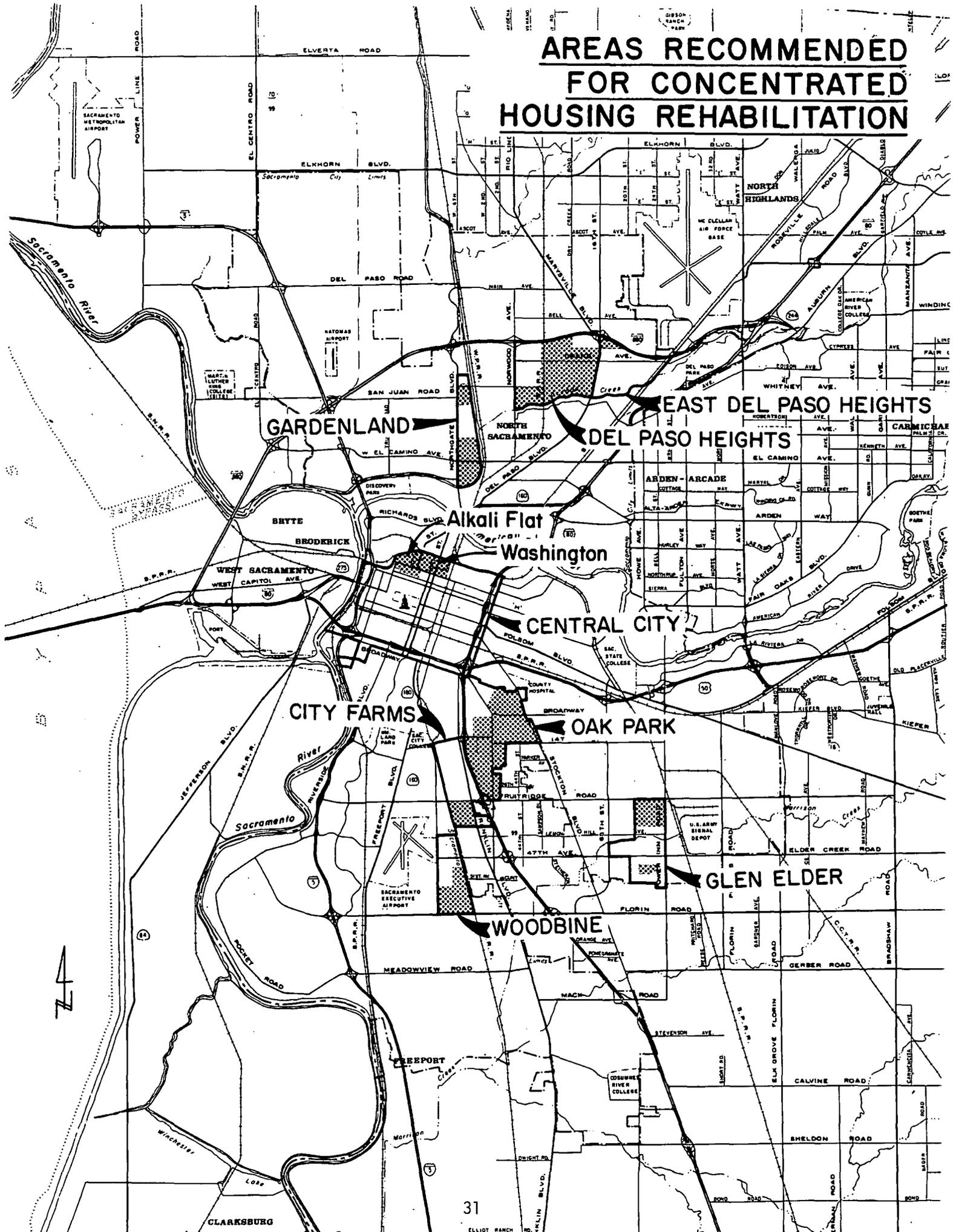
EAST DEL PASO HEIGHTS

DEL PASO HEIGHTS

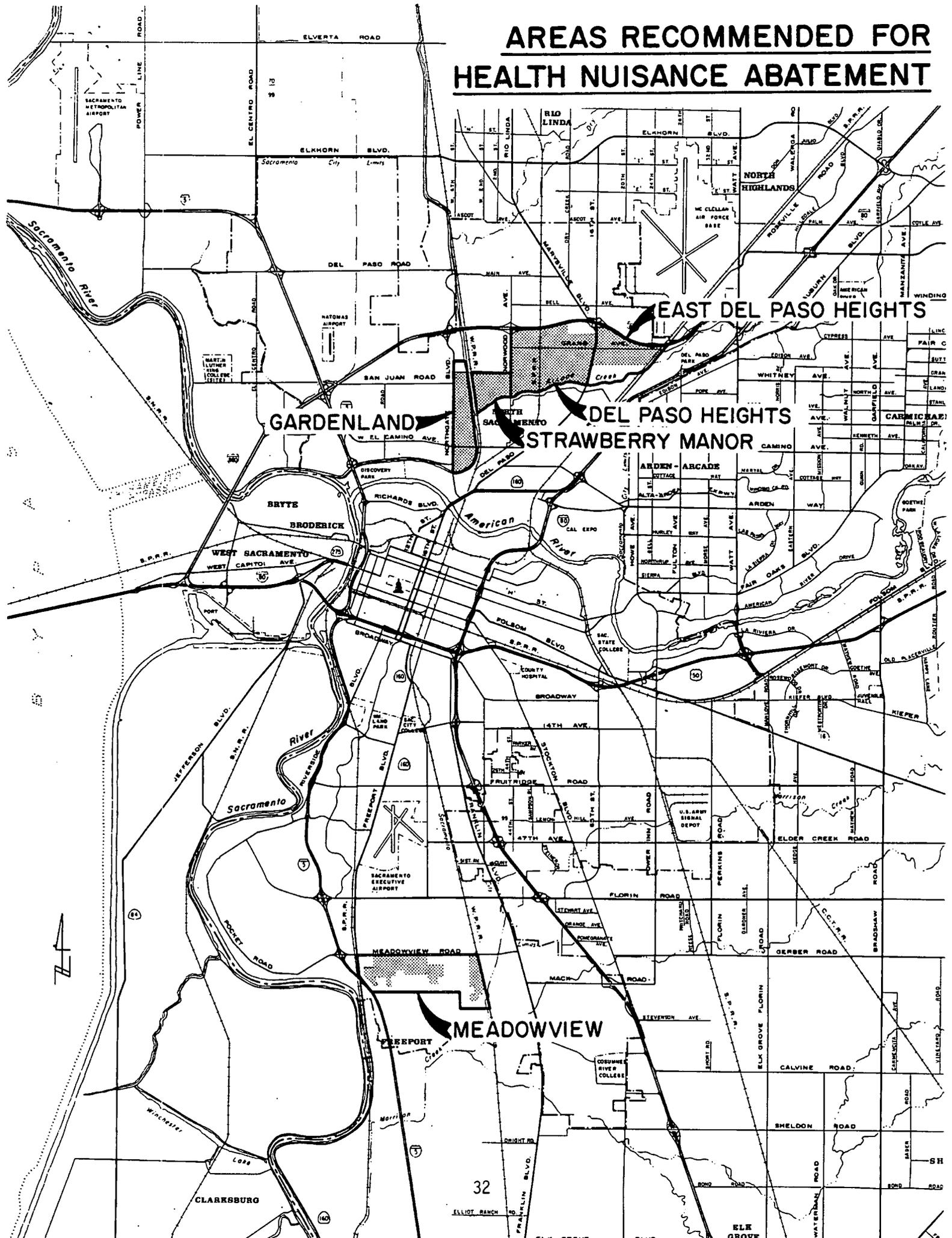
OAK PARK

WOODBINE

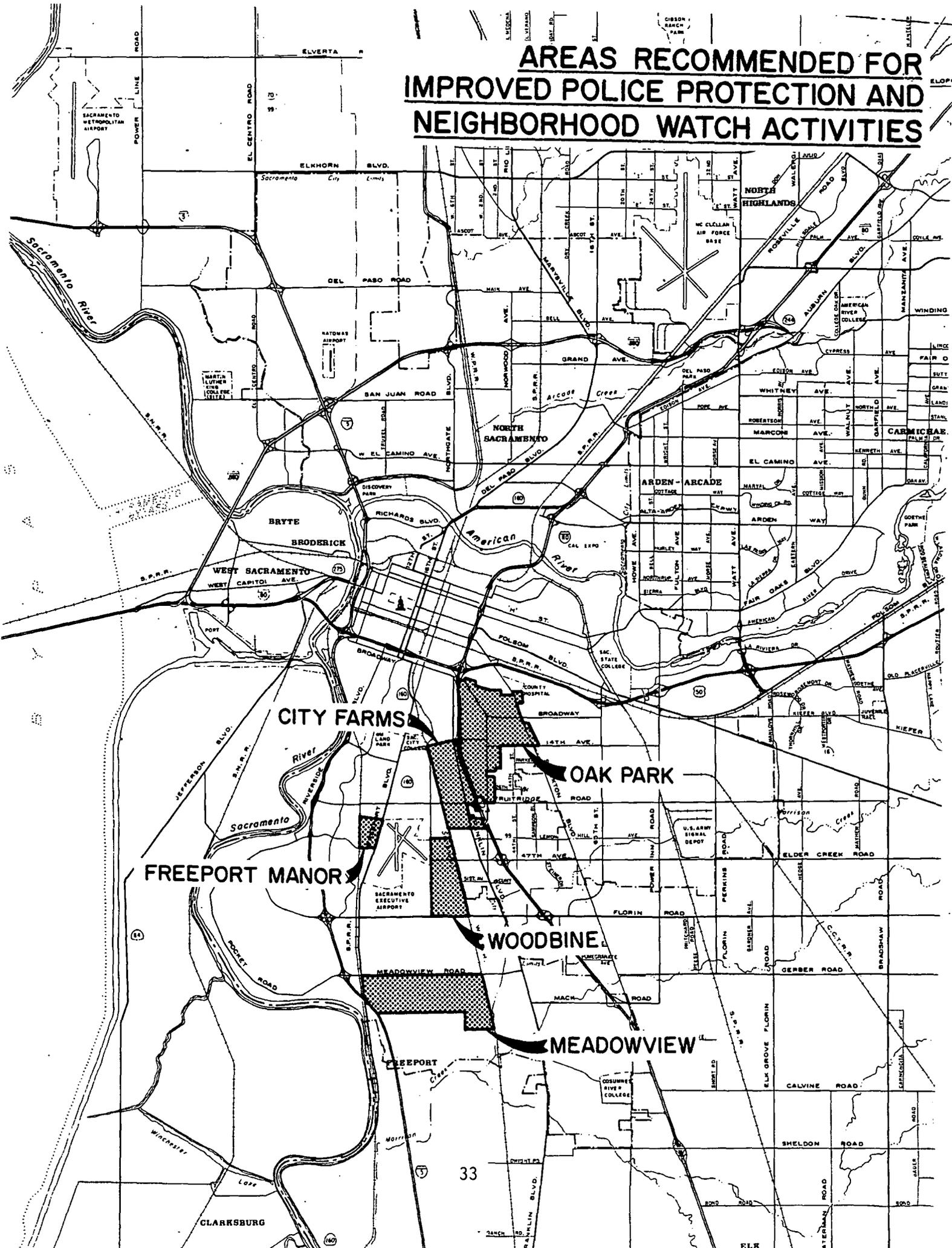
AREAS RECOMMENDED FOR CONCENTRATED HOUSING REHABILITATION



AREAS RECOMMENDED FOR HEALTH NUISANCE ABATEMENT

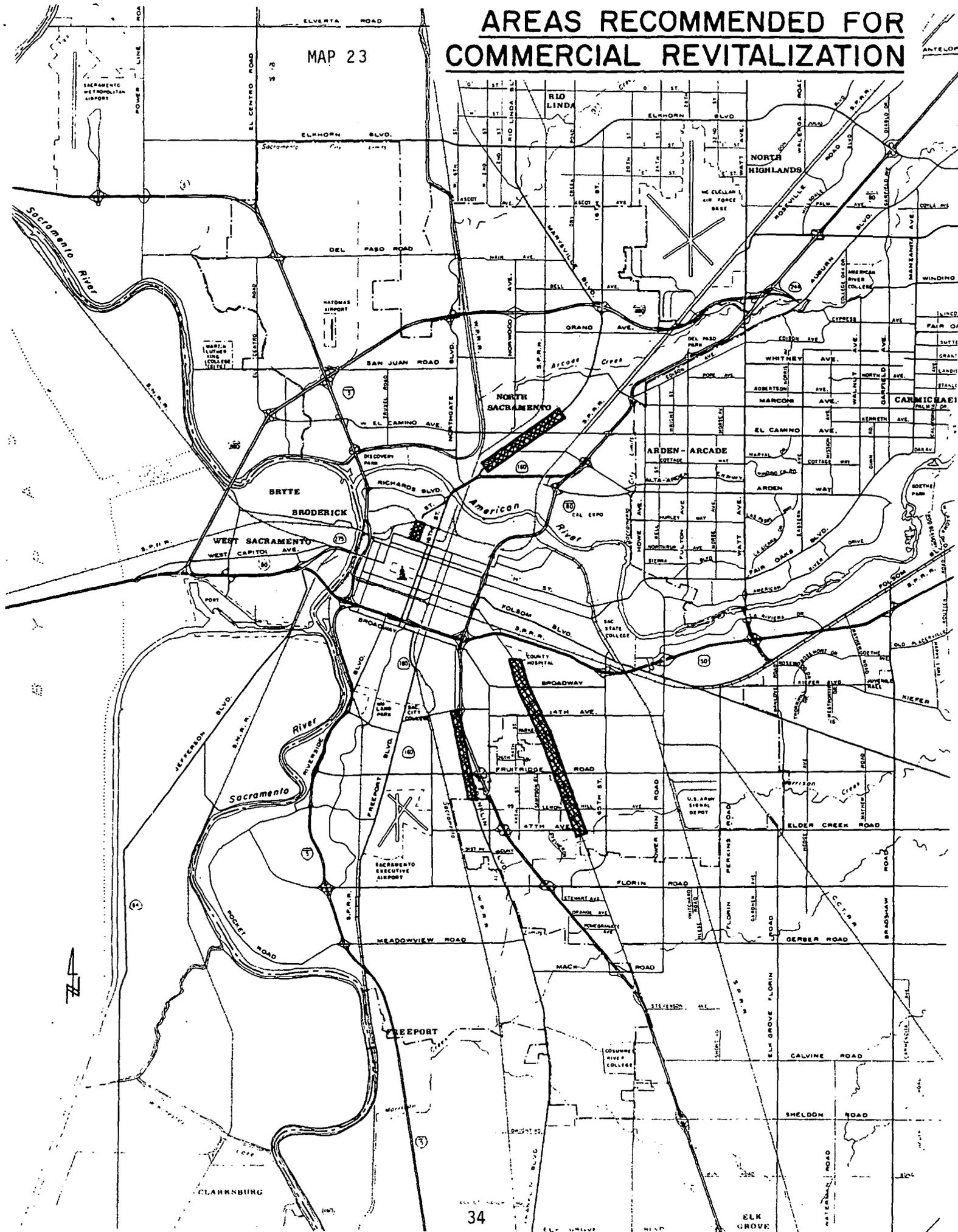


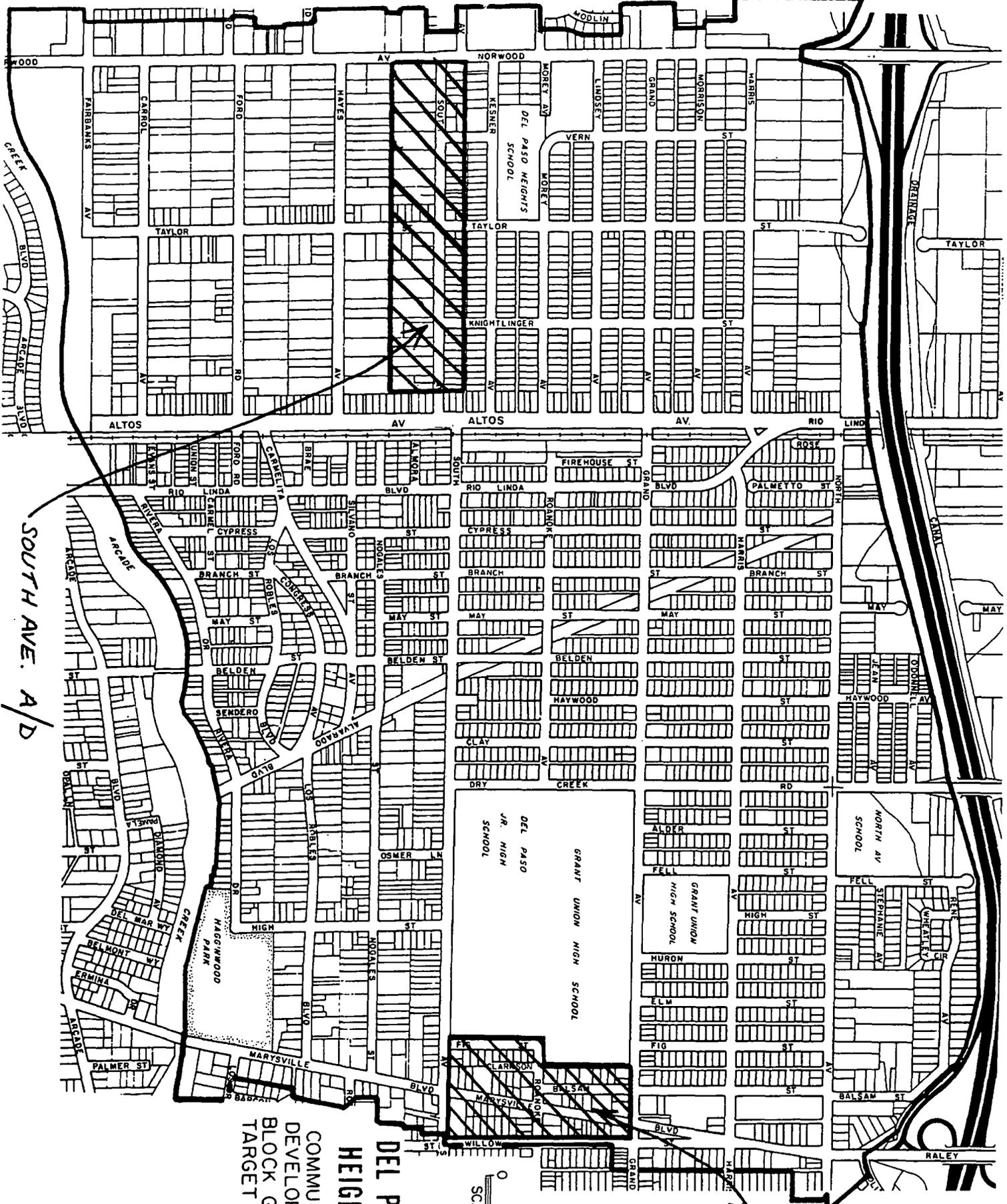
AREAS RECOMMENDED FOR IMPROVED POLICE PROTECTION AND NEIGHBORHOOD WATCH ACTIVITIES



AREAS RECOMMENDED FOR COMMERCIAL REVITALIZATION

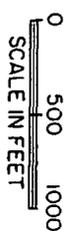
MAP 23





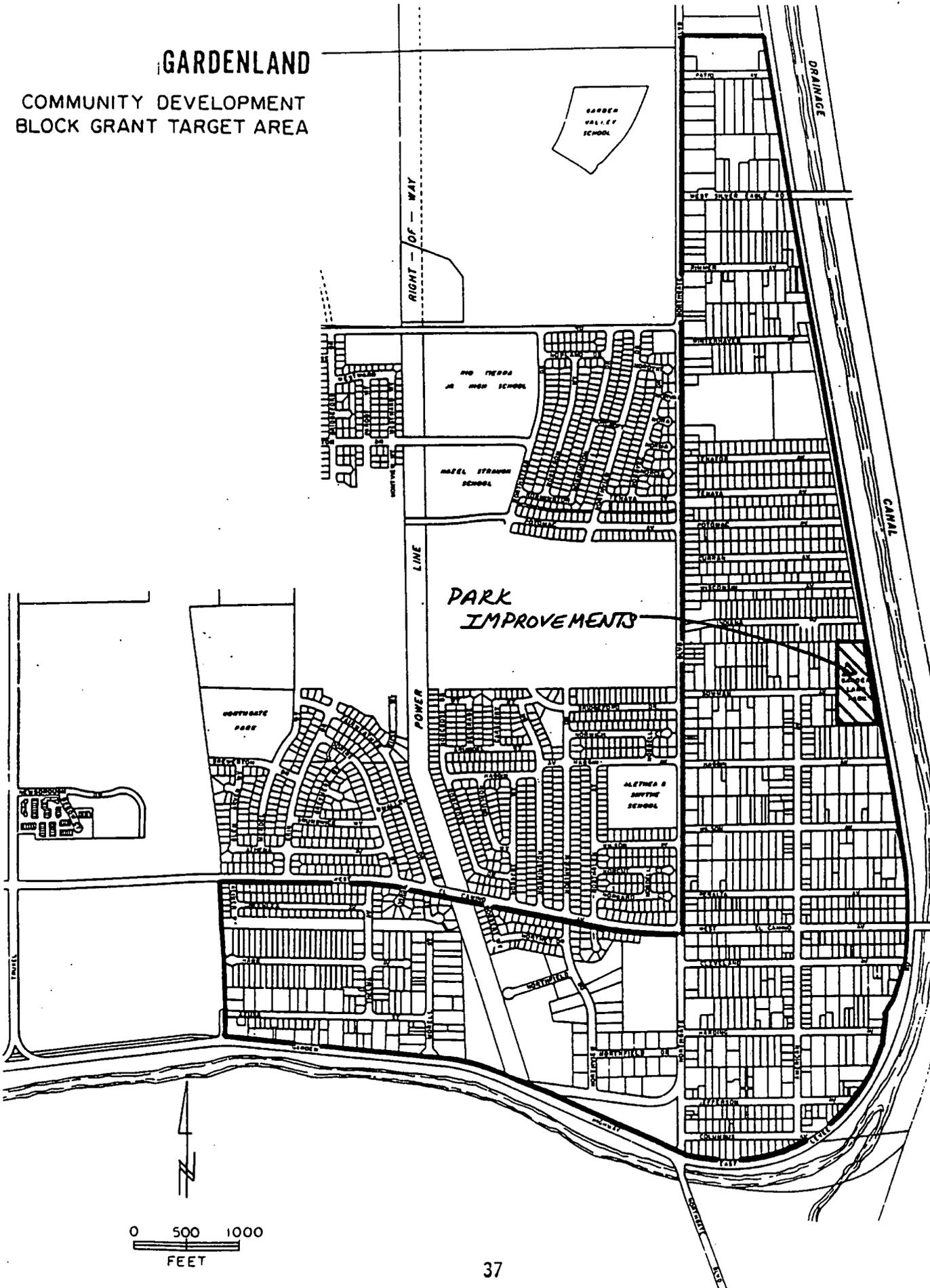
SOUTH AVE. A/D

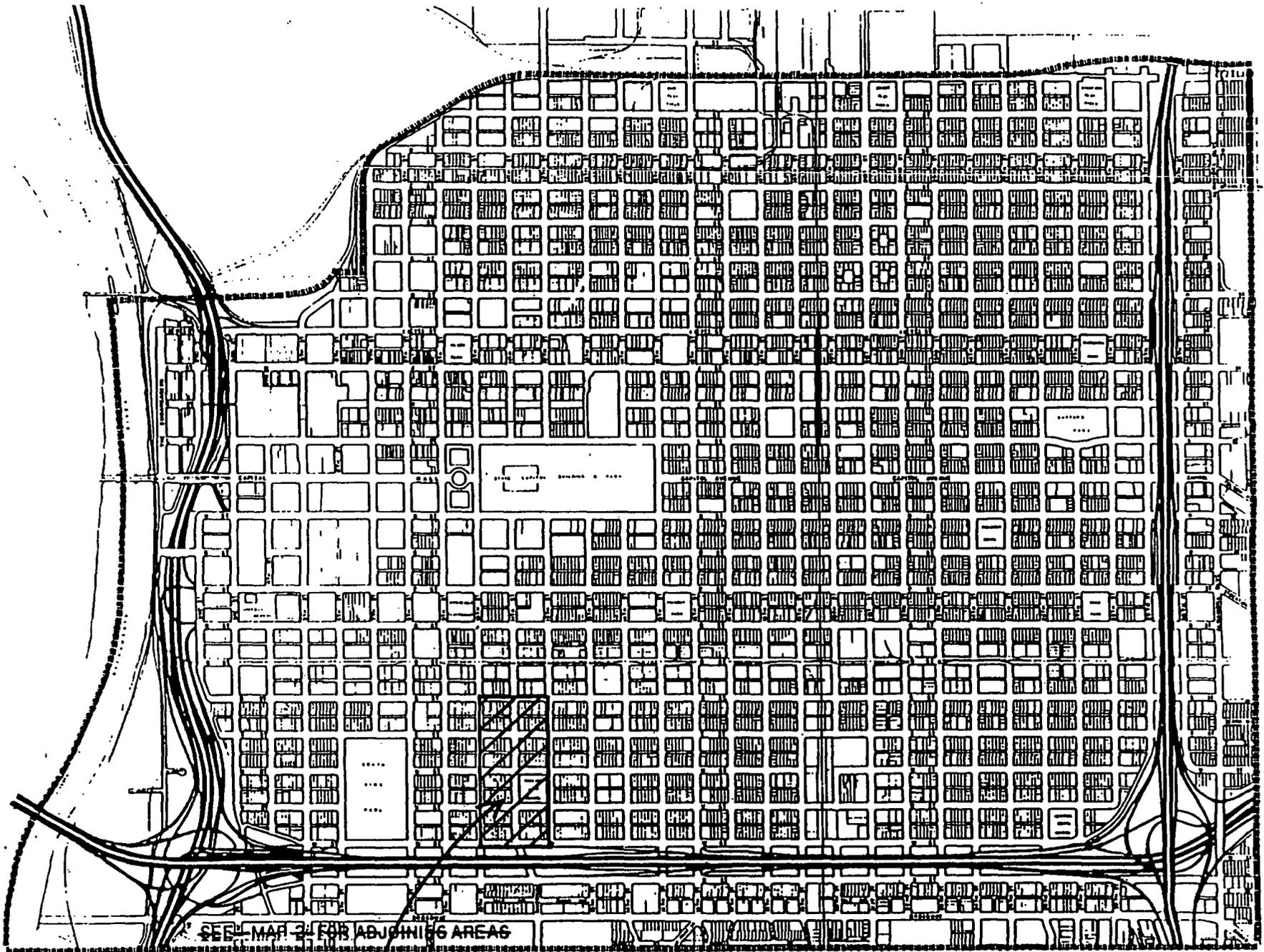
DEL PASO
HEIGHTS
COMMUNITY
DEVELOPMENT
BLOCK GRANT
TARGET AREA



DEL PASO HTS.
A/D #7

GARDENLAND
COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA





WILLIAM LAND SCHOOL
STREET LIGHTING

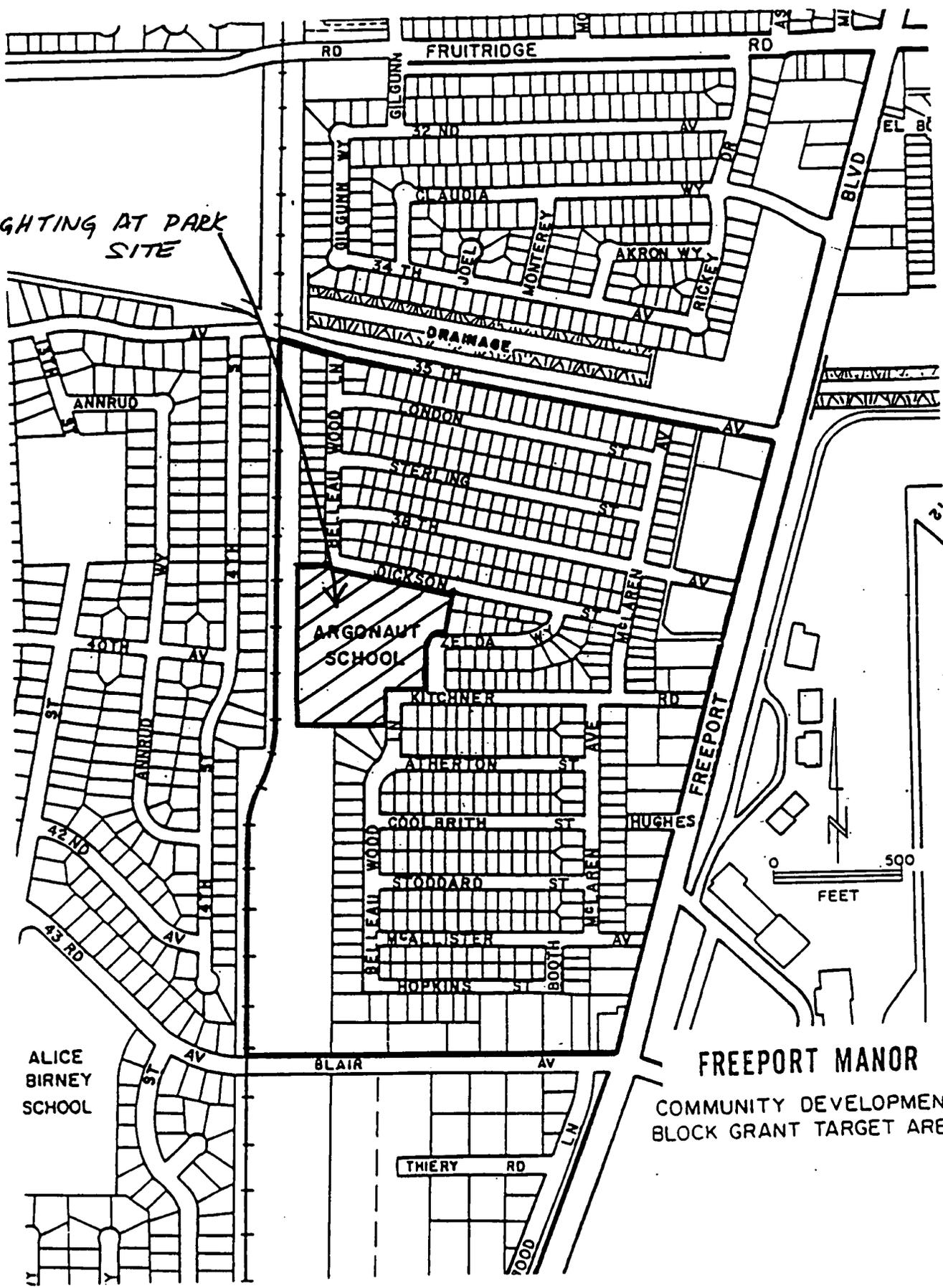
SEE MAP 2 FOR ADJOINING AREAS

CENTRAL CITY MAP 1
COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

Scale in Feet

North

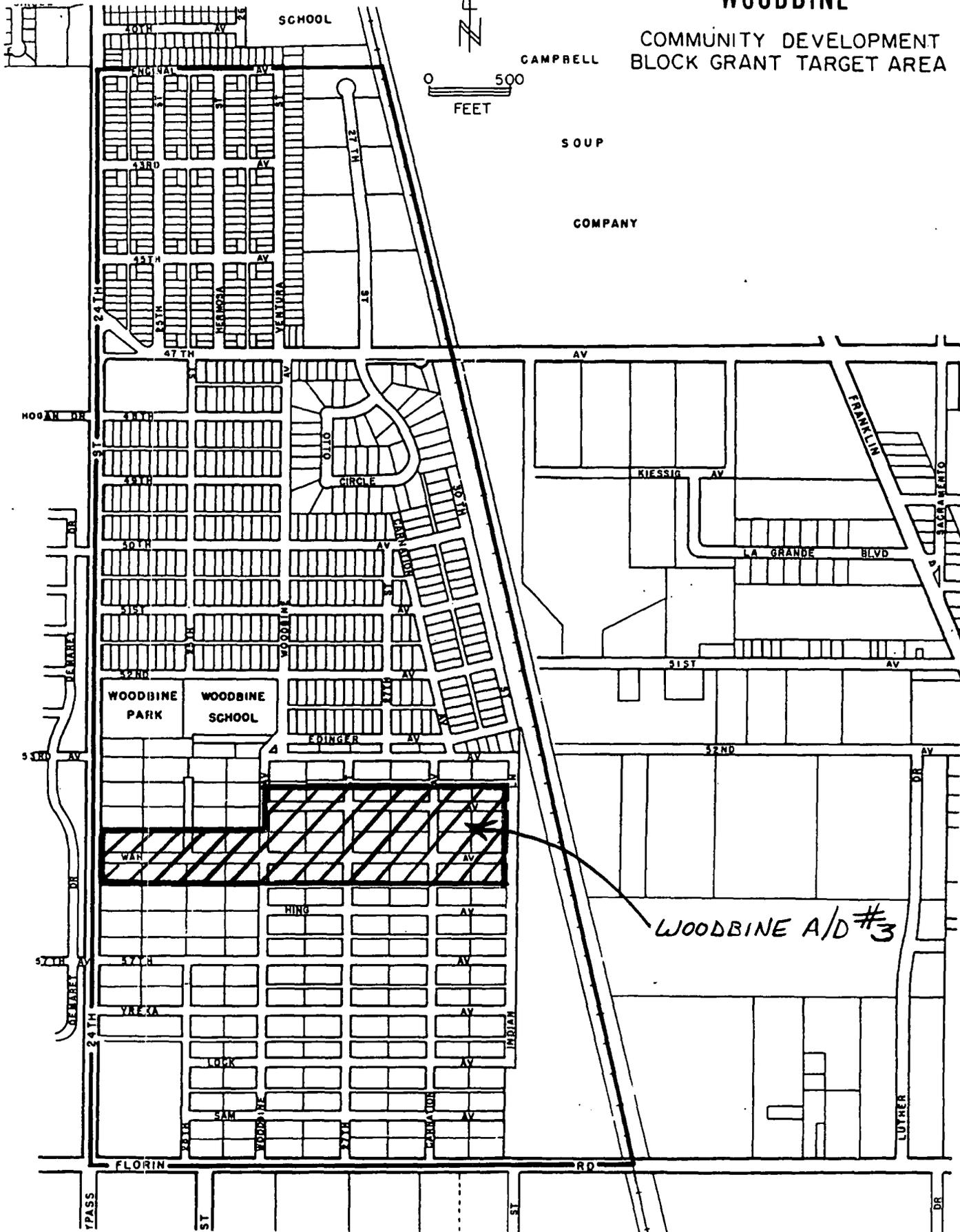
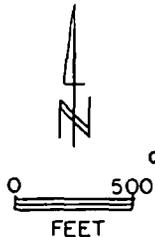
LIGHTING AT PARK SITE

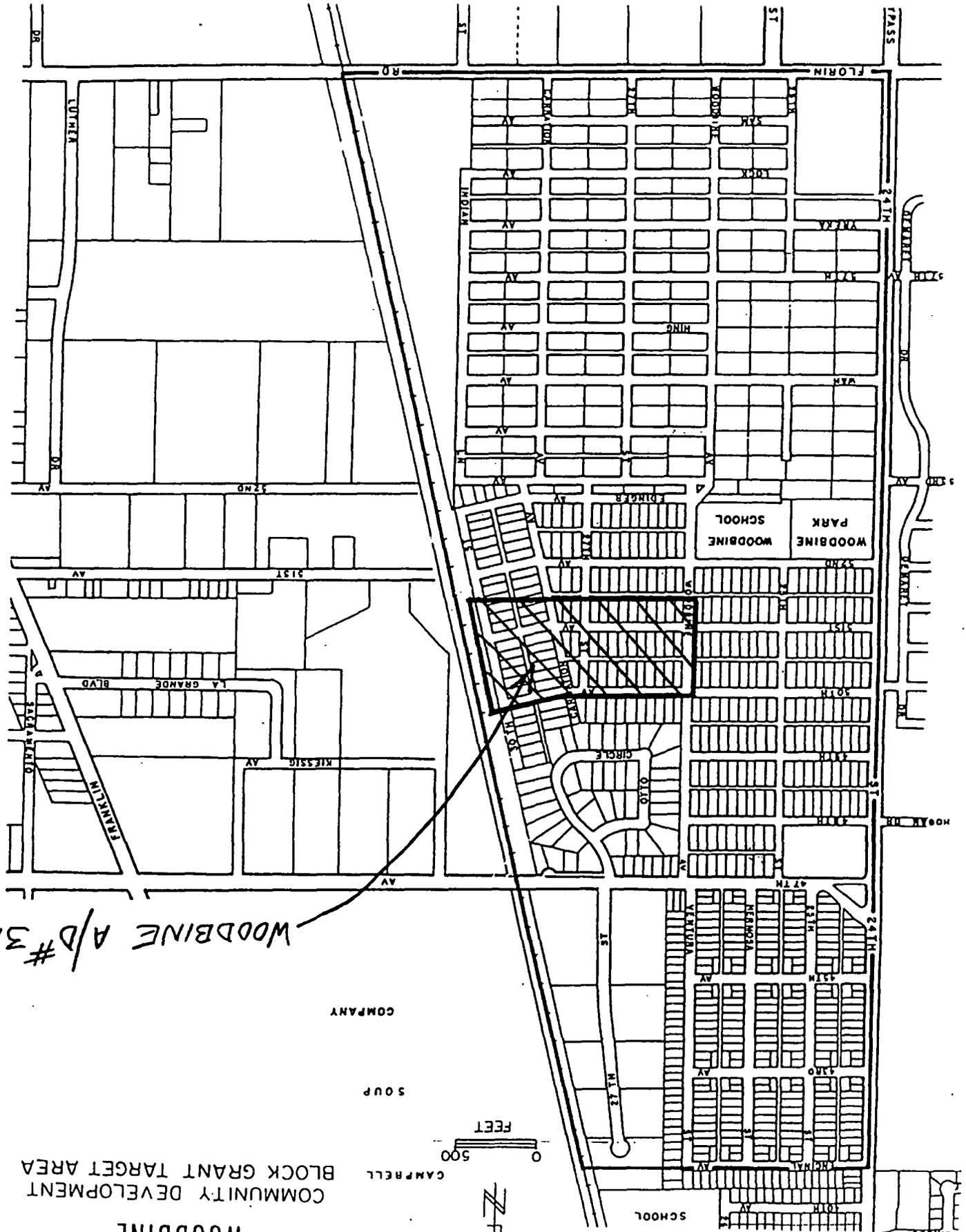


FREEPORT MANOR
COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA

WOODBINE

COMMUNITY DEVELOPMENT
BLOCK GRANT TARGET AREA





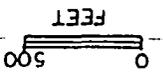
WOODBINE A/D # 3A

WOODBINE
 COMMUNITY DEVELOPMENT
 BLOCK GRANT TARGET AREA

CAMPBELL

SOUP

COMPANY



ATTACHMENT I
SUMMARY OF CDBG REQUESTS RECEIVED

CITY OF SACRAMENTO

1983 COMMUNITY DEVELOPMENT BLOCK GRANT REQUESTS SUMMARY

ACTIVITY/PROGRAM	TARGET AREA	SPONSOR/SOURCE	AMOUNT REQUESTED	AMOUNT RECOMMENDED	COMMENTS
<u>1. Street Improvements</u>					
a. DPH #7 (construction)	Del Paso Heights	City Engineering	\$500,000	\$500,000	Consistent with CIP and PAC recommendations.
b. South Avenue A/D (P/S)	"	"	60,000	50,000	Consistent with CIP and PAC recommendations.
c. DPH #8 (P/S)	"	"	60,000	-0-	Inadequate funds in current year.
d. EDPH #3 (P/S)	East Del Paso Hts.	"	60,000	60,000	Consistent with CIP budget.
e. EDPH #4 (P/S)	"	"	50,000	-0-	Inadequate funds in current year. High priority for future year's funding.
f. Woodbine A/D #3 (const)	Woodbine	"	600,000	550,000	Consistent with CIP and citizen comments.
g. Stockton Blvd. street lts. A/D (P/S)	Oak Park	"	60,000	-0-	Inadequate funds in current year. Not identified by PAC as a priority.
h. Wm. Land School street lts.	Central City	SHRA/City	120,000	120,000	
i. Woodbine A/D 3A (design)	Woodbine	City Engineering	50,000	50,000	Per recommendation of Budget/Finance and Planning and Community Development.
<u>2. Traffic Improvements</u>					
a. Franklin Blvd. widen 16th to 38th Ave.	City Farms	Traffic Engin.	600,000	-0-	Inadequate funds in current year. Recommend the improvement be reconsidered along with Franklin Blvd. Commercial Revitalization activities.
b. Norwood/Hayes Ped. sig.	Del Paso Heights	"	30,000	-0-	Inadequate funds in current year. Gas tax more appropriate funding source. Not identified by PAC as a priority at this time.

CITY OF SACRAMENTO
1983 COMMUNITY DEVELOPMENT BLOCK GRANT REQUESTS SUMMARY

ACTIVITY/PROGRAM	TARGET AREA	SPONSOR/SOURCE	AMOUNT REQUESTED	AMOUNT RECOMMENDED	COMMENTS
c. American/W. El Camino traffic signal	Northgate/ Gardenland	Traffic Engin.	\$ 60,000	-0-	Inadequate funds in current year. Gas tax on major street construction more appropriate funding source per CIP.
d. Franklin Blvd/38th St. traffic signal	City Farms	"	60,000	-0-	See comment 2A
e. Lemon Hill/Power Inn traffic signal	Glen Elder	"	200,000	-0-	See comment 2C
f. Amherst/Meadowview traffic signal	Meadowview	"	150,000	-0-	See comment 2C
g. Indian Lane/Locke Ave. widening	Woodbine	"	255,000	-0-	Inadequate funds in current year. Gas tax on major street construction funds more appropriate source.
<u>3. Parks Improvements</u>					
a. Hagginwood Park --renovation, A/C 50,000 --alarm/Security 7,000	Del Paso Heights	Community Services	57,000	-0-	Inadequate funds in current year. Not identified by PAC as a priority.
b. Southside Swimming Pool --fiberglass pool 24,000 --restroom remod. 5,000	Central City	"	29,000	-0-	Inadequate funds in current year. Not identified by citizens as a priority.
c. Woodbine Park	Woodbine	"	75,000	-0-	See above comment.
d. Gardenland Park --install tot lot	Gardenland	"	50,000	50,000	
e. Strawberry Manor Park --install tot lot	Strawberry Manor	"	50,000	-0-	Inadequate funds in current year.
			44		

CITY OF SACRAMENTO
1983 COMMUNITY DEVELOPMENT BLOCK GRANT REQUESTS SUMMARY

ACTIVITY/PROGRAM	TARGET AREA	SPONSOR/SOURCE	AMOUNT REQUESTED	AMOUNT RECOMMENDED	COMMENTS
f. Argonaut School Park lighting	Freeport Manor	Community Services	\$ 32,000	32,000	
g. Ninos Park verticle curbs	Northgate/ Gardenland	"	8,000	-0-	Inadequate funds in current year.
h. Freeport School Park verticle curbs	Meadowview	"	8,000	-0-	Surplus CDBG funds from Susan B. Anthony Park are available for these improvements.
<u>4. Housing and Related Activ.</u>					
a. Rehab. Loans & Grants	Various	SHRA	1,080,000	1,080,000	
b. Building Inspection	Various	City Building	38,500	38,500	Six month budget due to the availability of 1982 carryover funds.
c. Health Nuis./Abatement	Various	City Building	96,429	84,500	Minor reduction in funding due to the availability of carryover funds from 1982 nuisance abatement program.
d. Insulation Program	Citywide	SHRA/SMUD	50,000	50,000	
e. Fair Housing/Hum. Rights	"	Human Rights Comm.	110,000	110,000	
<u>5. Economic Development</u>					
a. Business Revitalization	12th St., Stockton Del Paso Heights, Franklin Blvds.	SHRA/City Planning	200,000	200,000	
b. Oak Park Shopping Cntr. Dev. (land aquisition)	Oak Park	SHRA	240,000	240,000	

CITY OF SACRAMENTO
1983 COMMUNITY DEVELOPMENT BLOCK GRANT REQUESTS SUMMARY

ACTIVITY/PROGRAM	TARGET AREA	SPONSOR/SOURCE	AMOUNT REQUESTED	AMOUNT RECOMMENDED	COMMENTS
6. <u>Fire Safety Activities</u>					
a. Fire Prevention Program	Various	Fire Department	200,882	0	Pilot project funded with 1982 CDBG funds just beginning and should run through the 1983 year. Therefore, no new 1983 funds are recommended.
7. <u>Public Services (limit 10% of entitlement funds)</u>					
a. Workreation	DPH,EDPH, Gardenland, Oak Park, Woodbine, Mea- dowview.	Community Services	86,400	86,400	
b. Home Alert/Police Prot.	Oak Park, Freeport, Meadowview, Woodbine, City Farms.	Police Department	152,500	152,500	
c. Shared Housing	Citywide	SHRA	17,000	17,000	Six month budget due to the availability of carryover funds (1982).
8. <u>Administration (limit 20% of entitlement funds)</u>					
a. CDBG Administration	Citywide	SHRA	245,500	245,500	Annual Budget
b. Citizen Participation	Oak Park, Del Paso Hts.	"	122,000	122,000	Six month budget due to the availability of 1982 carryover funds.
	Alkali Flat				
c. Preservation Program	Citywide	City Planning	90,000	36,300	Six month budget due to the availability of 1982 carryover funds.
d. Planning Dept. Support	Citywide	City Planning	379,721	86,000	" " " "
			46		

CITY OF SACRAMENTO
1983 COMMUNITY DEVELOPMENT BLOCK GRANT REQUESTS SUMMARY

ACTIVITY/PROGRAM	TARGET AREA	SPONSOR/SOURCE	AMOUNT REQUESTED	AMOUNT RECOMMENDED	COMMENTS
9. <u>Contingency (limit 10% of entitlement funds)</u> a. Contingency	Unspecified	SHRA	39,300	39,300	

1983

City CDBG Administrative Budget Estimate Summary

I. SALARIES AND BENEFITS \$ 78,570.00

Maintains current level of CDBG Administrative services. Provides funding for two professional staff persons, CDBG Coordinator and CDBG Specialist. This level of service provides for: preparation of CDBG needs assessment; CDBG application and annual Grantee Performance Report; coordination of citizen participation; oversight of CDBG project development and implementation; monitoring of financial and federal regulatory compliance; and routine correspondence and special reports.

II. INDIRECT COST ALLOCATION \$ 84,855.00

Provides funding for overhead and indirect costs pursuant to the Agency's Indirect Cost Allocation Plan approved by HUD.

III. DIRECT COSTS AND CONTRACT SERVICES \$ 43,924.00

Provides for environmental review services for CDBG projects as required by CEQA and NEPA; contract graphics and mapping services; and one student intern to assist with publicity and community outreach. In addition, \$10,000 is included in this line item for the annual CDBG audit.

IV. OPERATING (SUPPLIES AND MATERIALS) \$ 38,000.00

Provides for postage and printing for all target area mailings; public and legal notices; printing and duplicating for major CDBG documents; memberships (National Community Development Association, Community Development Digest) and office supplies and equipment. This line item anticipates a slight increase in printing and mailing costs due to the proposed formation of formal citizen advisory councils which will require meeting notices, agendas and minutes.

V. TOTAL \$245,349.00

VI. PROPOSED BUDGET \$245,500.00

COMPARATIVE CDBG ADMINISTRATIVE FIGURES

	<u>1981/82</u>	<u>Final Mgmt. Report</u>	<u>1982/83*</u>	<u>Proposed 1983</u>
CDBG Administration	\$ 91,408	\$254,098	\$282,000**	\$154,494
- Professional Employees	(2.6)	(4)	(5)	(2)
- Clerical Employees	(0.4)	(1.5)	(1)	(1)
- Supplies/Materials				
Indirect Cost Allocation	115,800	-0-	See CDBG Admin. Above	84,855
CDBG Services:				
- Engineering Dept.	40,000	-0-	20,000	-0- *
- Building Inspection	33,000	33,000	33,000	77,000
- CDBG audit	10,000	10,000	10,000	10,000
Subtotal:	\$290,208	\$297,098	\$345,000	\$326,349
- Planning Support	88,892	172,000	172,000	172,000*
Subtotal:	\$379,100	\$469,098	\$517,000	\$498,349
- Preservation Program	72,600	57,578	72,600	\$ 72,600*
Subtotal:	\$451,700	\$526,676	\$589,600	\$570,949
- County CDBG Admin		254,098		
TOTAL	\$451,700	\$780,774	\$589,600	\$570,949

* Annualized figures - actual expenditures will be approximately one-half for period July 1, 1983 - December 31, 1983.

** Includes additional costs involved with reanalysis of CDBG target areas provided by Agency analytical unit. Actual expenditures will be roughly \$141,000 for the six-month period.

ATTACHMENT II
SUMMARY OF CITIZEN COMMENTS

Summary of Citizen Participation.....pg. 51
Oak Park PAC Letter..... 52
Del Paso Heights PAC Letter..... 53
Alkali Flat PAC Letter..... 55
Asian Community Center Letter..... 65
Summary of Neighborhood Meetings (chart)..... 66

SUMMARY OF
CITIZEN PARTICIPATION IN 1983 CDBG PROCESS

The initial step taken to solicit citizen opinion was a mail survey of all target area residents (with the exception of the Central City). This survey was designed primarily to analyze how residents generally felt about their neighborhood and find out what could be done to improve their area. The overall response rate was 9.8%.

The results of the survey were incorporated into the staff report and helped guide the formulation of recommendations.

The next step was to hold public meetings in all existing target areas. These meetings were publicly noticed and flyers were sent to all residents (except Central City - see footnote) indicating date, time, place, and purpose of meeting. The primary purpose of these gatherings was to present the 1983 CDBG recommendations and to receive input from citizens on the recommendations as well as other needs in their neighborhoods. Attendance at these meetings varied from one or two persons to 30.

FOOTNOTE: Due to the large number of residents in the Central City, the first meeting was advertised primarily by newspaper as well as flyers to key organizations for their assistance in distribution. The first meeting was held before the Central City Plan Advisory Committee. Since there was a poor turnout and the Committee felt another meeting would be appropriate, a second meeting was scheduled. Individual flyers were sent to interested persons in the Central City area and notices were sent to the following papers: El Hispano; The Observer; Senior Citizen Weekly; and The Suttertown News. In addition, approximately twenty-six community groups received 25 flyers each to distribute to constituents, etc. Each member of the Committee also received 25 flyers and were asked to assist in spreading the word.

OAK PARK PROJECT AREA COMMITTEE, INCORPORATED

3639 FOURTH AVENUE
SACRAMENTO CA 95817
457-6525

September 13, 1982

TO: Mike Nocestine, Redevelopment Division
FROM: Oak Park Project Area Committee
SUBJECT: 1983 Community Development Block Grant (CDBG) Program and
Tax Increment Funds

Dear Mike:

As you know, the Oak Park PAC at its regular meeting on September 1, 1982, voted to support the Agency's concept of the overall 1983 Community Development Block Grant (CDBG) program, pending the results of the updated Oak Park redevelopment plan.

Secondly, the PAC 's specific desires for Oak Park for 1983 in order of priority are:

A. COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

1. PAC budget (Based on current year + 10% inflation)	\$111,000
2. Oak Park shopping center	<u>239,000</u>
	\$350,000

B. TAX INCREMENT FUNDS

3. Child Care Facility (predevelopment & development costs)	\$184,435
--	-----------

Oak Park Shopping Center (land acquisition, relocation, demolition, site preparation, etc.)	<u>447,300</u>
	\$631,735

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

TO: Trish Davey, City CDBG Coordinator
FROM: Bruce Pope
SUBJECT: 1983 CDBG Program for Del Paso Heights

DATE: 10/14/82

File No.

As per your request, enclosed is a recommendation from Del Paso Heights PAC as to how the CDBG Program funds should be allocated for the fiscal year 1983. However, it should be noted that the PAC recommendations which are a part of the three year planning process may be subject to change based on the Agency's Consultant Study when it is available.

I concur with the recommendations submitted by PAC in entirety. You will notice that the amount requested is close to their allocation of \$600,000.

Should you have any questions concerning this memo feel free to contact Kish.

Sincerely,


Bruce Pope

BP/lm

cc: Kish Mithaiwala
Leo Goto
Andy Plescia

Del Paso Heights Project Area Committee

TELEPHONE 927-4571 — 1142 GRAND AVENUE — SACRAMENTO, CALIFORNIA 95838

MEMBERS

Norvell Burton
Chairperson

Johannie Morris
1st V. Chairperson

George LeFlore
2nd V. Chairperson

Elone Smith
Treasurer

Helen Barrow
Wendell Burnett
Auntine Burney
Jane Compton
Sophia Crump
Elvira Dumas
Dave Feiling

Clifford Frazier

John Jackson
Mamie Johnson
Martha Jones
Cleon Jordan

George LeFlore
Pauline Lyons
Fairreatha Matheny

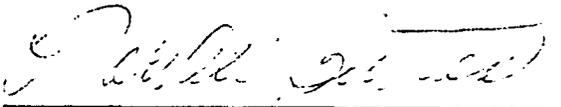
Elone Smith
John Thomas
Oscar White
Edna Williams

TO: Bruce Pope

DATE: October 15, 1982

The itemized Budget for 1983 is as follows.

- | | |
|---------------------------|----------------|
| 1. PAC Budget (6 mos.) | \$ 57,000 |
| 2. EDP A/D #6 (plans) | 50,000 |
| 3. DPH A/D #7 (construc.) | <u>500,000</u> |
| Total | \$607,000 |



Norvel Burton, Chairperson
DPH PAC

NB:jw

cc Trish Davey

STAFF:

Evelyn Dooley
Executive Director

Tanya Craig
Administrative Assistant

Julia Watson
PAC Secretary

Councilperson Fisher

STAFF NOTE: Following receipt of this letter, Agency staff informed the PAC that EDP A/D #6 (plans) has already been funded through the 1982 CDBG program under the revised project title of Del Paso Heights A/D #7 (plans). As a result, the next pending plans and specifications in the City's Capital Improvement Plan, which is the South Avenue A/D (plans) is being recommended instead.



111-21

ALKALI FLAT PROJECT AREA COMMITTEE

530 - 12TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-8111

TO: Bruce Pope, Chief of Redevelopment
Sacramento Housing and Redevelopment Agency

FROM: David Rasul, Chairman
Alkali Flat Project Area Committee

DATE: September 8, 1982

SUBJECT: 1983 Community Development Block Grant (CDBG).

The Alkali Flat Project Area Committee has reviewed the Agency staff analysis of the City's CDBG Program and the PAC does not concur with certain findings and recommendations as presented to the Alkali Flat PAC on August 11, 1982 by Agency staff.

Specifically, the PAC strongly believes that the Alkali Flat Redevelopment Area qualifies as a "Multiple Treatment Target Area" and merits continued allocation of CDBG funds to complete the Alkali Flat Redevelopment Plan as adopted in 1972 and revised in 1980 by the Sacramento Housing and Redevelopment Agency.

Tremendous efforts were made by the Agency and the PAC to convince low-moderate income residents, property owners, business owners and community groups to participate in a Comprehensive Urban Renewal Program entitled "Neighborhood Development Program" to revitalize and improve the quality of life for the residents of the Alkali Flat area. (see attachment one)

The Alkali Flat Redevelopment area has benefitted greatly from the allocation of Housing and Urban Development funds and the area is now at a critical turning point in achieving a truly revitalized community as has taken place in Old Sacramento, Capitol Mall and Macy's K street Mall.

However, if CDBG funding for this neighborhood is discontinued at this critical time there is a danger that the accomplishments made by the Agency, PAC, private investors and low-moderate income residents in revitalizing this area will be wasted and existing substandard housing conditions and socio-economic problems will escalate.

I am convinced that if the Agency Staff had in their analysis, prepared a comprehensive replacement housing program for the elderly and other low-moderate income residents in danger of displacement, Alkali Flat would have received more than 68 points from a possible 100 and would have placed first instead of second in "area most in need."

Ironically, all of the areas selected for "multiple treatment target areas", with the exception of Del Paso Heights were rated less needy on a socio-economic basis than Alkali Flat. In addition, none of the "multiple treatment target areas" have the low and moderate income displacement problem that we experience.

The potential for the depletion of existing low-moderate income residential units and resident displacement needs to be qualified and quantified before a decision to delete the Alkali Flat Redevelopment Area from the CDBG "multiple treatment target area" category.

Additionally, the \$250,000 of Tax Increment funds generated annually by this community is definitely inadequate to meet the following goals and objectives of the Alkali Flat Redevelopment Plan:

- a. To eliminate and prevent blighting conditions.
- b. To provide safe, decent, adequate and sanitary housing for Project Area residents.
- c. To provide a mixture of many types of residential units, with an emphasis on low and moderate income family and elderly housing.
- d. To develop a complete, balanced and compatible land use system.
- e. To promote the restoration of historically or architecturally significant structures and the conservation of sound housing stock.
- f. To develop an adequate level of community facilities providing for the cultural and social needs of the Project Area residents.
- g. To create additional employment opportunities for Project Area residents, particularly by area businesses and industry.
- h. To develop a community park system which provides facilities to meet the recreational needs of all the Project Area residents.
- i. To create an economically viable commercial area through sound development and redevelopment.
- j. To provide a circulation system which is conducive to a neighborhood character; reduces through commuter traffic; and results in the least intrusion upon land use.
- k. To encourage development of office uses in the Project Area in close proximity to governmental complexes.

- l. To restrict industrial uses to the northern portion of the Project Area in order to minimize the potential adverse effects upon adjacent land uses.
- m. To develop an urban design theme representative of the historical, cultural and architectural character of the Project Area.
- n. To minimize the impact of non-resident use of on-street parking facilities within the Project Area.
- o. To maximize private participation and investment towards redevelopment of the Project Area.
- p. To eliminate and prevent the spread of blight and deterioration in the Project Area.

In conclusion, the PAC recommends to the Sacramento Housing and Redevelopment Agency that the Alkali Flat Redevelopment Area be included in the "multiple treatment area" category and that the attached list of CDBG activities be funded from the city's 1983 CDBG program allocation. (see attachment 2)

David Rasul, Chairman



ALKALI FLAT PROJECT AREA COMMITTEE

630 - 12TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-3111

TO: Alkali Flat Project Area Committee
FROM: Alkali Flat PAC Planning Committee
DATE: September 8, 1982
SUBJECT: PAC Planning Committee recommendations for Community Development Block Grant (CDBG) Program funded Activities for 1983.

1983 CDBG-Activities;

1. Substandard Structure Loan/Acquisition Program and Comprehensive Code Enforcement Program;
- continuation of the program to acquire or provide rehabilitation loans to rehabilitate substandard structures for mixed income housing in the Project area. And, a Comprehensive Code Enforcement Program to eliminate blighted areas. \$300,000
 2. Acquisition of Vacant Parcels;
- program to acquire vacant parcels to stimulate new residential construction or relocate existing structures for land infill. Recommended to complement the Substandard Structure Loan/Acquisition Program. \$110,000
 3. Capital Improvement Projects;
- 12th street capital improvements, phase II: \$100,000
- alley improvements on blocks bounded by C-D-F-G- 12th and 13th streets; \$ 75,000
- 7th and D streets connector to improve neighborhood traffic circulation. \$100,000
 4. Economic Development Revolving Loan Pool;
- loans should be awarded to retain viable commercial uses along the 12th street commercial corridor and to attract new business to the project area. \$160,000
 5. Alkali Flat PAC Budget \$ 21,000
- \$866,000

1983 Tax Increment Activities

1. Single room occupancy Housing-Rehabilitation Program. \$244,160
- TOTAL \$244,160



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

September 17, 1982

TO : Distribution List

FROM : Trish Davey, Coordinator
City Community Development Block Grant Program

SUBJECT: Alkali Flat 1983 CDBG Program

I have had an opportunity to review and consider Alkali Flat PAC's concerns regarding the proposed 1983 CDBG program policies (letter to Bruce Pope, Redevelopment from David Rasul, Chair, Alkali Flat PAC dated September 8, 1982).

I understand that the Alkali Flat PAC is primarily concerned that the Agency continue to be responsive to (1) the changing economic needs of the 12th Street Corridor, and (2) the need to preserve and where necessary replace low/moderate income housing opportunities. These needs are specified in the proposed Alkali Flat project budget. Based on a review of current and anticipated Agency programs and funding sources, I feel many of Alkali Flat's concerns can be addressed within the framework of our proposed CDBG policies. Outlined below are potential or existing funding sources which can be used to address Alkali Flat's concerns. One caveat to keep in mind, however, is that the displacement issue cannot be addressed by CDBG or any other funding alone; but rather, resolution of this issue must also rely on supporting land use and preservation policies.

Alternatives

A. GENERAL: Alkali Flat, unlike many of our other target areas, has the benefit of a significant amount of "old" CDBG funds which can be recycled and reprogrammed for 1983 needs. Specifically, approximately \$200,000 of surplus CDBG funds from prior years' allocations has been identified. In addition, two parcels of land purchased with CDBG funds (Salvation Army Warehouse and 511 "12th" Street) are available for disposition. Once sold, the disposition funds could be made available to the Alkali Flat area for CDBG eligible uses. Our best estimate of the combined worth of these properties is \$400,000 - \$500,000.

With disposition of these parcels, a total estimated amount of CDBG funds in excess of \$600,000 could be made available for housing and economic development programs outlined in the PAC letter.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Distribution
Page Two
September 17, 1982

*Site Acq.
12th St.*

B. Program Funding Alternatives:

1. SUBSTANDARD STRUCTURE REHABILITATION/ACQUISITION LOAN PROGRAM:

Agency staff has recently received notification of a pending award of HUD Rental Rehabilitation Demonstration Project funds, Alkali Flat is the only area in the City approved for use of these funds. As part of this program, special section 8 certificates will be allocated to the Alkali area to help stabilize rents for low income tenants and avoid displacement. For your information, the Rental Rehabilitation Demo Project is a precursor to the proposed HUD Rental Rehabilitation Block Grant program. If this program is approved, it is anticipated that funds will be targeted to the Alkali area. Also, Alkali Flat is recommended to continue as a concentrated CDBG housing rehabilitation area. The availability of rehabilitation funding from these sources should reduce the need for special rehabilitation assistance in Alkali. In the event acquisition of substandard structures is required, a portion of the above mentioned existing CDBG funds could be utilized.

2. VACANT PARCEL ACQUISITION: The Agency currently has a CDBG funded Residential Site Acquisition Program. Specific parcels in Alkali Flat could be identified for acquisition under this program (the program is available for housing sites Citywide). Approximately \$180,000 is currently allocated to this program with anticipated increases in program balances once HUD Public Housing funds are drawn down.

3. 12th STREET IMPROVEMENTS: Existing CDBG resources could be applied towards completion of public improvements along 12th Street.

4. ECONOMIC DEVELOPMENT FUND: Staff has considered the 12th Street corridor and will be recommending that 12th Street be included in the 1983 Commercial Revitalization Program.

5. OTHER HOUSING FUNDS: Although in concept stage at this time, other potential sources of housing funds which could be utilized in Alkali Flat include Downtown Redevelopment Replacement Housing funds and Multi-family Mortgage Revenue Bond funds.

In summary, many of Alkali Flat's needs and programs can be addressed with existing programs and funds. Staff is very willing to pursue

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Distribution
Page Three
September 17, 1982

actions which assist in utilizing the above funds to implement identified programs, and we feel these activities can be accomplished without the "multiple treatment area" designation.

Sincerely,



TRISH DAVEY, Coordinator
City Community Development Block Grant Program

TD:dgm

DISTRIBUTION:

David Shore, Councilman
Tim Quintero, Alkali Flat PAC Staff
David Rasul, Chair, Alkali Flat PAC
Bruce Pope, Chief, Redevelopment
John Molloy, Director, Policy Planning

PROPOSED 1983 HUD CDBG AND TAX INCREMENT
BUDGET FOR THE ALKALI FLAT PROJECT AREA

<u>PROJECT</u>	<u>FUNDING REQUEST FROM 3 YEAR PLAN</u>	<u>PROPOSED FUNDING</u>	<u>COMMENTS</u>
1. Substandard Structures Loan Acquisition Program	\$ 300,000	\$ 320,000	. Substandard structures loan/acquisition program to be phased out after this year and will be replaced by the HUD funded rental rehabilitation demonstration. It is estimated that approximately 25 units will be improved as a result of this program. In addition, normal Agency rehabilitation funds will be available for residential rehabilitation.
2. Acquisition of Vacant Parcels	\$ 110,000	\$ 128,000	. These funds will be utilized for site acquisition in connection with the proposed home ownership program. These funds are currently available through the Agency-wide scattered site acquisition program.
3. 12th Street Capital Improvements	\$ 280,000	\$ 280,000	. \$100,000 from 1982-83 CDBG and \$180,000 from unexpended unallocated CDBG funds (76/77, 77/78 & 80/81).
4. Alley Improvements	\$ 75,000	\$ 75,000	. Funding to be provided from the proceeds on the sale of the Salvation Army Warehouse available approximately by mid-1984.
5. 7th & "D" Street Connector	\$ 100,000	\$ 100,000	. Attempts will be made to secure funding from the proposed development of KCRA/Crystal Creamery Master Plan. If not feasible, funding will be provided from the sale of the Salvation Army Warehouse.
6. Economic Development	\$ 160,000	\$ 44,000	. The \$25,000 will be funded through 1983 CDBG and \$19,000 funded through unexpended unallocated CDBG funds. These funds will be set aside specifically for the 12th Street Economic Development Program. In addition, 12th Street economic development projects will be eligible to receive funding from the Agency-wide Economic Development Program and an additional \$75,000+ will be available to be set aside upon sale of the Salvation Army Warehouse and 511 12th Street.
7. PAC Budget	\$ 21,000	\$ 21,000	. 1983 CDBG.
8. Relocation Assistance	\$ 30,000	\$ 30,000	. Carry-over 1982-83 funds.
9. Home Ownership Program	\$ 244,160	\$ 647,000	. Carry-over and 1983 tax increment funds will be available to provide a program to develop a home ownership program for families below 80% of median income. This will require that SRO and substandard structures rehabilitation be incorporated under the other Agency housing rehabilitation programs.



ALKALI FLAT PROJECT AREA COMMITTEE

530 - 18TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-8111

TO: Trish Davey, Chief CDBG

FROM: Tim Quintero, Director

DATE: October 18, 1982

SUBJECT: 1983 HUD CDBG and Tax Increment Budget for the Alkali Flat Project Area.

At the Alkali Flat PAC meeting of October 13, 1982, the Alkali Flat PAC voted to approve the 1983 HUD CDBG and Tax Increment Budget for the Alkali Flat Project Area as presented by the Sacramento Housing and Redevelopment staff. (See attachment). VOTE: AYES - 11, NOES - 0.

Tim Quintero

TQ/mc

PROPOSED 1983 HUD CDBG AND TAX INCREMENT
BUDGET FOR THE ALKALI FLAT PROJECT AREA

<u>PROJECT</u>	<u>FUNDING REQUEST FROM 3 YEAR PLAN</u>	<u>PROPOSED FUNDING</u>	<u>COMMENTS</u>
1. Substandard Structures Loan Acquisition Program	\$ 300,000	\$ 320,000	. Substandard structures loan/acquisition program to be phased out after this year and will be replaced by the HUD funded rental rehabilitation demonstration. It is estimated that approximately 25 units will be improved as a result of this program. In addition, normal Agency rehabilitation funds will be available for residential rehabilitation.
2. Acquisition of Vacant Parcels	\$ 110,000	\$ 128,000	. These funds will be utilized for site acquisition in connection with the proposed home ownership program. These funds are currently available through the Agency-wide scattered site acquisition program.
3. 12th Street Capital Improvements	\$ 280,000	\$ 280,000	. \$100,000 from 1982-83 CDBG and \$180,000 from unexpended unallocated CDBG funds (76/77, 77/78 & 80/81).
4. Alley Improvements	\$ 75,000	\$ 75,000	. Funding to be provided from the proceeds on the sale of the Salvation Army Warehouse available approximately by mid-1984.
5. 7th & "D" Street Connector	\$ 100,000	\$ 100,000	. Attempts will be made to secure funding from the proposed development of KCRA/Crystal Creamery Master Plan. If not feasible, funding will be provided from the sale of the Salvation Army Warehouse.
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9. Home Ownership Program	\$ 244,160	\$ 647,000	. Carry-over and 1983 tax increment funds will be available to provide a program to develop a home ownership program for families below 80% of median income. This will require that SRO and substandard structures rehabilitation be incorporated under the other Agency housing rehabilitation programs.

65



Asian Community Center of Sacramento Valley, Inc.

2200 6th Street

Sacramento, California 95818

(916) 444-2678

10 September 1982

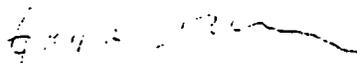
Linda Almeida
CDBG Staff
Sacramento Housing & Redevelopment Agency
P. O. Box 1834
Sacramento, CA 95809

Dear Ms. Almeida,

The Asian Community Center (ACC) will not be able to send a representative to the neighborhood meeting on Monday. We do, however, have one comment on any proposal to remove the Central City as a target area for CDBG activities: Projects in the Central City begun under the CDBG Program (e.g., street lighting and street conversions) should be completed. Our clients are particularly concerned about street lighting between 10th & 17th and S & W Streets.

Thank you for your consideration.

Sincerely,


Joyce Sakai,
Staff

SUMMARY OF CITIZEN CONCERNS

Area & Need	C D B G			Comments (Who's responsible; Explanation of CDBG; etc.)
	Recommend. for fund.	Not Recom. for fund:	NOT CDBG	
<u>Oak Park</u>				
. Shopping center	X			
. Fire Prevention		X		
. Tree maintenance			X	
. Weeds-vacant lots		X		
. garbage pick-up			X	
. youth employment	X			Workrecreation Program
. youth problems			X	
. poor property maint.	X			Code Enforcement
. street lighting	X			
<u>Del Paso Heights</u>				
. street improvements	X			
. garbage pick-up			X	
. youth jobs-clean-up	X			Workrecreation Program
. fire safety inspections		X		
. trash, abandoned autos	X			Health Nuisance Abatement
<u>Central City</u>				
. sidewalk improvements		X		(Maintenance cannot be funded with CDBG)
. scattered housing rehabilitation		X		(conflicts with concentrated rehabilitation policies)
<u>Alkali Flat</u>				
. Economic development (minority business assistance)	X			12th Street included in commercial revitalization strategy
<u>Robla</u>				
. street improvements		X		
. sewers		X		
. clean-up		X		
. increased police protection			X	

Summary of Citizen Concerns
Page Two

Area & Need	C D B G			Comments (Who's responsible; Ex-planation of CDBG; etc.)
	Recommend. for fund.	Not Recom. for fund.	NOT CDBG	
<u>Woodbine</u>				
. street improvements	X			Woodbine A/D #3
. 50th & Woodbine - 4 way stop		X		
. junk cars; garbage		X		Neighborhood Watch
. improved police protection	X			
. traffic circulation (access out to area)			X	Some of the intersections may be improved when streets are done. Lights are included with street improvements
. blind intersections	X		X	
. Lights (48th/49th Ave.)	X			Drainage problems should be improved with new streets.
. drainage	X			
. dogs			X	
<u>Freeport Manor</u>				
. improved police protection	X			Neighborhood Watch
. lighting at Argonaut School	X			
. Argonaut School - kids loitering & speeding	X			Truancy enforcement through Home Alert Program
. speed bumps		X		
. improved street sweeping			X	
. larger community center		X		
<u>Meadowview</u>				
. economic develop.		X		Workrecreation Program
. youth employment	X			
. housing rehab.		X		Health Nuisance Abatement (Looking into program)
. improved garbage collection			X	
. garbage, weeds, etc.	X			
. community access		X		
. rental rehab.		X		
. community center		X		
. poor bus service			X	

Summary of Citizen Concerns
Page Three

Area & Need	C D B G			Comments (Who's responsible; Ex-planation of CDBG; etc.)
	Recommend. for fund.	Not Recom. for fund.	NOT CDBG	
. crime prevention	X			Neighborhood Watch
. fire prevention		X		
. car repair activities in residential areas	X			Health Nuisance Abatement
. speed bumps		X		
. 7-11 Store-loitering			X	City-owned units didn't seem to be problem cases.
. dogs			X	
. city-owned homes			X	
. no drains in gutters		X		X
. noise			X	
<u>Glen Elder</u>				
. community center		X		X
. youth problems			X	
. improved police response			X	X
. free garbage pick-up		X		
. sidewalk maintenance			X	
. rental rehab.		X		(Looking into program)
. raise income level - rehab.		X		
<u>City Farms</u>				
. improved police protection	X			Neighborhood Watch Program
. Franklin Blvd. commercial	X			
. speeding			X	Economic Development City has plans for undulators
. children playing near R.R. tracks			X	
. junk cars & litter		X		
<u>Strawberry Manor</u>				
. street improvements Silver Eagle & Norwood		X		City has plans for improvements on Silver Eagle bridge.
. access to Natomas Canal		X		
. improve section of Butterworth & Cathcart		X		Health Nuisance Abatement
. litter; junk autos	X			
. housing rehab.		X		

Summary of Citizen Concerns
Page Four

Area & Need	C D B G			Comments (Who's responsible; Ex- planation of CDBG; etc.)
	Recommend. for fund.	Not Recom. for fund.	NOT CDBG	
<u>East Del Paso Heights</u>				
. street improvements	X			Some of these problems will be im- proved with street improvements
. park facilities		X		
. drainage problems	X			
. bikeways		X		Health Nuisance Abatement (Looking into program)
. litter problems	X			
. rental rehab.		X		
<u>Gardenland</u>				
. rodent problems	X			Health Nuisance Abatement
. improved garbage pick-up & street sweeping			X	
. solar demo project		X		There are no plans for funding signal lights, stop signs, etc. (Looking into program)
. El Camino - traffic, accidents, etc.			X	
. noise pollution			X	
. rental rehab.		X		Health Nuisance Abatement
. Gardenland Park - play equipment	X			
. junk on property	X			Land acq. could be funded with CDBG; no const.
. youth loitering & drinking			X	
. elderly housing		X	X	
. area-wide rehab.		X		

ATTACHMENT III

Washington Neighborhood Needs Assessment

This attachment is presented as a report back to the joint Planning/Community Development and Budget/Finance Committees on the needs of the Washington Neighborhood as requested at the meeting of July 27, 1982.

I. BACKGROUND

At the July 27, 1982, meeting of the City Council Budget and Finance Committee, members present requested that Housing and Redevelopment staff report back on the CDBG needs in the Washington Neighborhood. This request came up in the context of reviewing targeting strategies for CDBG funds. The Committee requested information on Washington Neighborhood, as a sub-area of the Central City Target Area, to assist them in determining whether or not targeted CDBG assistance is needed in that area.

Since that time, SHRA staff has reviewed 1980 Census data and conducted field surveys of the Washington neighborhood. SHRA staff's findings and recommendations are outlined below:

II. FINDINGS

A. Neighborhood Boundaries:

The Washington neighborhood is bounded on the north by the S.P. Railroad tracks; on the south by "F" Street; on the West by 13th Street; and on the east by 19th Street. The area is contiguous to the Alkali Flat Neighborhood.

B. Socio-economic Characteristics:

In many respects the area is very similar to Alkali Flat. Both areas have large concentrations of persons of Hispanic origin (Alkali - 48.5%; Washington - 43.2%). The median income of the Washington area (\$4088) is lower than Alkali (\$7064), however the percentage of households with incomes less than 80% of the median is higher in Alkali, (86.3%), than Washington, (83%).

The attached chart provides comparative statistics for Washington and other sections of the Central City.

C. Housing Conditions and Characteristics:

The housing stock in the Washington neighborhood is in slightly better condition than that of Alkali. Much of the housing stock is older, Victorian style structures with some scattered new apartment units. The majority of housing is located between 13th and 15th and "D" and "F" Streets. The remaining area is industrial with some scattered commercial. Along "D" Street from 13th to 16th Streets is a concentration of non-conforming residential uses within the M-1 zone. A fairly large portion of the area is designated as a historic preservation area (Washington District Preservation Area and Washington School Preservation Area).

Housing in the area is predominantly multi-family and renter occupied. Renter occupied units account for 87.6% of the units in Washington versus 94.9% in Alkali Flat.

D. Neighborhood Services:

The area is served by the Washington Neighborhood Center and the Concilio, a community-based organization assisting persons of Hispanic descent.

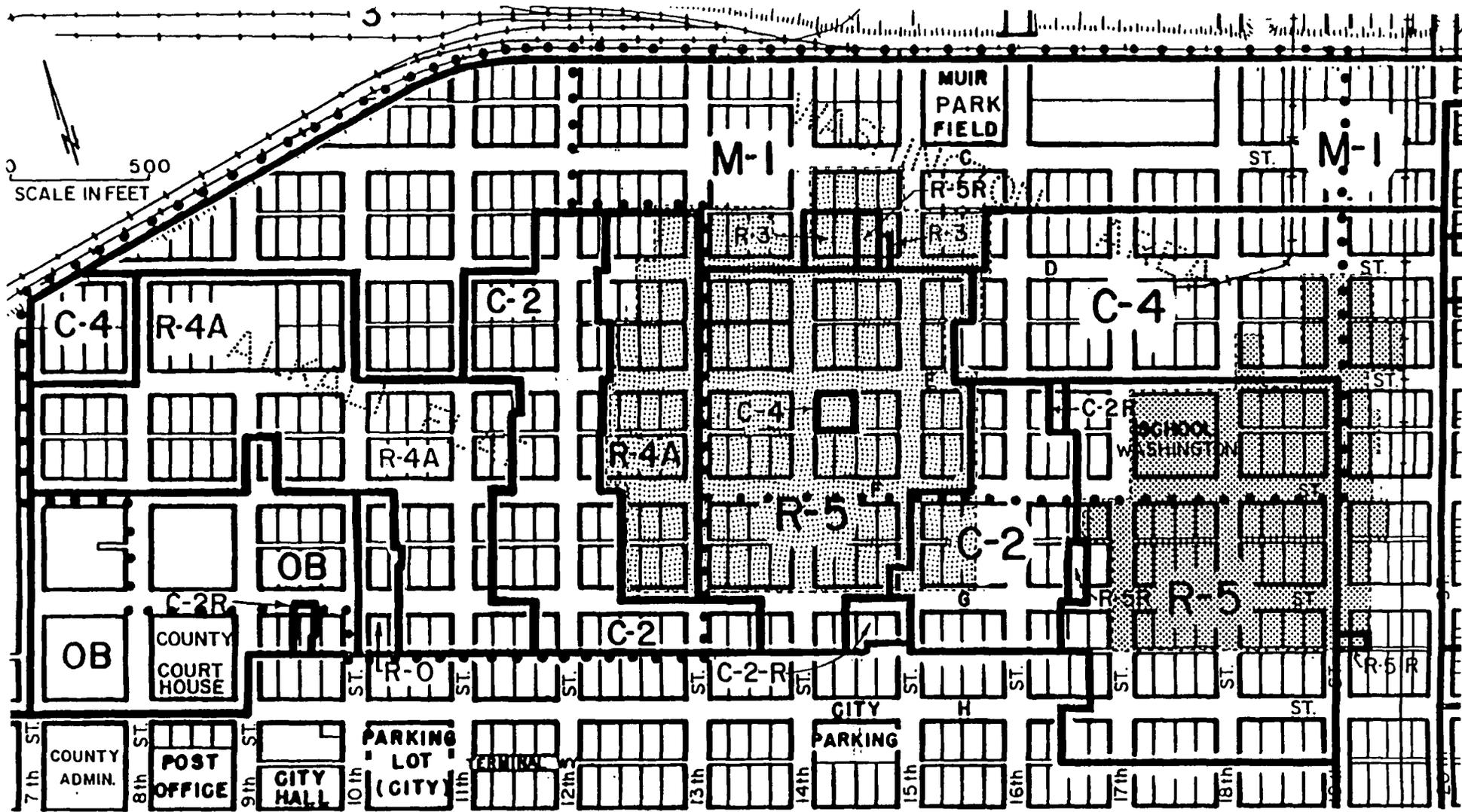
Washington School and playground are centrally located in the area. In addition, Muir Park is located to the north of the area and Grant Park within the three blocks to the east of the area. Day care services should be available to the area once Project Maestra in Alkali Flat is complete.

E. Infra-structure:

The area has basic street improvements including curb, gutters and sidewalk. Previously the need for additional street lighting was identified. As a result of this need, \$25,000 in 79/80 CDBG funds were appropriated for design and \$395,000 of 81/82 CDBG funds were appropriated for construction in the Washington Street Lighting A/D. Design of the project is close to complete and construction should take place this fiscal year.

III. CONCLUSIONS AND RECOMMENDATIONS

Based on socio-economic data and field surveys, the primary CDBG related need in Washington Neighborhood is housing rehabilitation. However, due to the large number of renter occupied units it would be difficult to provide assistance in the area since the City's rehabilitation program does not currently have an active rental rehabilitation component. When expanded rental rehabilitation assistance becomes available (e.g. Rental Rehabilitation Demonstration Funds, and Rental Rehabilitation Block Grant) consideration should be given to including the Washington Area for rehabilitation assistance. In addition, because of the historical significance of the area, Rental Rehabilitation programs in both Alkali Flat and Washington Neighborhood should take into account historic design requirements which might be included in the loan.



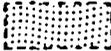
-  WASHINGTON SCHOOL PRESERVATION AREA
-  WASHINGTON DISTRICT PRESERVATION AREA
-  NEIGHBORHOOD BOUNDARY AND AREA PROPOSED FOR STREET LIGHT

TABLE 1 - SOCIO-ECONOMIC DATA FROM THE CENTRAL CITY TARGET AREAS

AREA	A. SOCIAL										B. ECONOMIC					C. HOUSING									
	1980 POPULATION	MIN WHITE PERSONS 1% OF TOTAL	PERSONS 65 OR OVER 1% OF TOTAL	PERSONS UNDER 5 1% OF TOTAL	HOUSEHOLDS WITH DIS-ABILITIES 1% OF TOTAL	HOUSEHOLDS WITH MEMBERS 1% OF TOTAL	FEMALE HEADED HOUSEHOLD 1% OF TOTAL	TOTAL WEIGHT COM-PUTED TO 33-1/3% MAXIMUM	% OF HOUSE- HOURS EARNING 20% OR LESS OF ALL	% OF RENT- ING 30% OF IN- COME FOR AFDC CASES	TOTAL WEIGHT 33-1/3% MAXIMUM	RENTERS IN SINGLE FAM- ILY UNITS 1% OF TO- TAL UNITS	UNIT'S VALUE LESS THAN \$39,999 1% OF TOTAL	VACANT UNITS 1% OF TO- TAL UNITS	MEDIAN CON- TRACT TOTAL OCCU- PIED UNITS	PER- 1980 PERSONS PER STRUCTURE	AVG- AGE # OF ACRES PER UNITS	TOTAL WEIGHT 33-1/3% MAXIMUM	GRAND TOTAL	GRAND % BASED ON 100%					
WAZEE	DATA	1,002	11.31	14.31	2.71	13.41	30.11	19.31	17.01	46.31	22.01	20.71	42.11	11.71	8.41	76.21	2.01	22	26.71	41	68.41				
WAZEE	WT. ASSIGNED	3	2	2	2	2	1	10	2	1	1	1	1	1	1	1	1	1	1	1	1				
CENTRAL CITY	DATA	29,858	16.31	19.81	4.51	6.91	40.81	20.21	15.81	74.01	22.01	27.41	29.01	20.81	11.41	4.61	50.11	1.21	6.21	20.81	26	631			
CENTRAL CITY	WT. ASSIGNED	3	2	2	2	2	1	11	2	1	1	1	1	1	1	1	1	1	1	1	1	1			
SOUTHSIDE	DATA	2,373	21.91	16.21	7.01	8.71	36.21	18.31	15,104	75.61	28.31	6.21	19.21	20.71	10.71	11.01	57.41	1.81	2.01	21.21	26	60.71			
SOUTHSIDE	WT. ASSIGNED	3	2	2	2	2	1	10	2	1	1	1	1	1	1	1	1	1	1	1	1	1			
WAZEE	DATA	1,816	37.91	17.21	6.71	11.91	31.81	18.21	14,000	83.01	42.91	6.21	27.51	26.41	41.21	10.01	68.81	3.71	8.61	25.71	41	71.51			
WAZEE	WT. ASSIGNED	3	2	2	2	2	1	10	2	1	1	1	1	1	1	1	1	1	1	1	1	1			
CITY AS A WHOLE	DATA	235,741	32.41	13.61	8.81	10.51	33.01	17.71	19,000	49.61	38.31	1.51	6.91	34.61	14.11	4.41	27.71	4.81	1.81	7.31	19.31	27.11			
CITY AS A WHOLE	WT. ASSIGNED	3	2	2	2	2	1	7	2	1	1	1	1	1	1	1	1	1	1	1	1	1			

NOTE: The methodology used to prioritize the various target areas from a socio-economic perspective was as follows:

- 1) Available statistics were selected from 3 general categorical areas: (a) Social; (b) Economic; and (c) Housing Related (other than substandard housing conditions, which were analyzed separately).
- 2) Each individual statistic was divided into 4 subgroups with weights of 0, 1, 2, or 3 assigned (3 being indicative of the area most in 'need' from the perspective of that statistic). For example, areas with the highest percentage of low- and moderate-income persons received a 3.
- 3) Total weights within each general category were then 'normalized' with each of the 3 general categories (i.e., Social, Economic, and Housing) representing a maximum 33-1/3% of the overall total weight.
- 4) All geographic subareas were ranked according to the overall total weights received, with the theoretical 'area most in need' receiving 100%, the one 'least in need' - zero.
- 5) AFDC data was not available Citywide and so that statistic was arbitrarily assigned a weight of 1.5 for the City as a whole.



CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY MANAGER

November-30,--1982

CITY HALL
915 I STREET - 95814
(916) 449-5704

Revised
December 1, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: South Natomas Business Park Negotiations

SUMMARY

This report provides an update of the staff/developer negotiations on the development agreement and guidelines for the South Natomas Business Park. City Council action on this matter is recommended.

BACKGROUND

The City staff and representatives of the developers have reached general agreement on the development agreement. Issues related to some development guidelines require City Council action since the developer and City staff have not reached agreement.

DEVELOPMENT ISSUES WITH CONCURRENCE

1. Developers concur with the City staff position that all property including residential and non-residential is subject to the development agreement.
2. The developers concur with the City staff position that as a general matter of policy all ordinances and resolutions that occur after the development agreements shall apply. More specific language on this matter is as follows:

Post-agreement enacted ordinances and resolutions: All development shall be subject to city fees, taxes, onsite and proximate offsite public improvements, map, special permit, and all other usual requirements as are generally applicable city-wide at the time of building permit (or, if applicable, at the time of approval of map or special permit) except to the extent such future fules conflict with either:

- (a) Mandatory statutory agreement terms, or
- (b) PUD guidelines or schematic plan, unless the property owner consents.

3. The developers and City staff concur on the reservation of land as follows:
 - (a) 40 foot strip abutting Bannon Slough
 - (b) 3.9 acres adjacent to Natomas Drain Canal.
 - (c) 12 acre park site adjacent to El Camino on Natomas Eastside; provided, however, that the city may, at its option, acquire by dedication all or part of said site pursuant to Government Code Section 66477 (Quimby Act) as a condition of residential subdivision map(s).
 - (d) The City shall enter into a binding agreement to acquire all aforementioned reserved property within five (5) years of the effective date of the development agreement ordinance including such property, unless such period of time is extended by mutual agreement of the owner(s) of the reserved property and the City Manager.
 - (e) Value to be established at time of the agreement described in 3(d) measured in accordance with statutory condemnation valuation rules.
4. The developers of the Natomas Eastside Project concur with the City staff's request for dedication of land as follows:
 - (a) One-half acre fire station site adjacent to 12 acre parksite.
 - (b) Title to City in fee simple absolute.
 - (c) Dedication to occur within 60 days after effective date of development agreement ordinance. At time of dedication, credit shall be given to the NE project's share of the \$4.33 special contribution, as described in paragraph 11(c) below. Amount of credit shall be the value of half-acre site on December 1, 1982, measured in accordance with statutory condemnation valuation rules.
5. The developers and City staff concur on the allocation of office and commercial space as follows:
 - (a) Office Allocation
 - (1) Natomas Eastside - 630,000 gross square feet located as designated on the schematic plan.
 - (2) Gateway Center - 755,000 gross square feet located as designated on the schematic plan.
 - (3) Creekside - 572,000 gross square feet located as designated on the schematic plan.
 - (4) Natomas Corporate Center - 133,211 gross square feet located as designated on the schematic plan.

(b) Commercial Allocation

- (1) Natomas Eastside 196,000 gross square feet.
- (2) Gateway Center 35,000 gross square feet.

6. The developers and staff concur on the following special contribution schedule:

(a) Allocation between four projects (OB plus commercial were applicable)

NE	35.59%
G	34.03%
C	24.64%
NCC	5.74%

(b) Up-front payment: \$250,000

NE	\$88,975
G	85,075
C	61,600
NCC	14,350

Due within 90 days of effective date of development agreement ordinance.

(c) Balance: \$4.33 million

-- Payable either (1) in cash, as a function of OB and C gross square footage proposed, at time of each building permit application; or (2) in lump sum amounts anytime, at the option of developer; or (3) by value of land dedicated pursuant to paragraph 4 above.

Project allocation (after subtraction of up front payment)

NE	\$1,541,050
G	1,473,500
C	1,066,900
NCC	248,550

-- A prorata portion of the allocation computed by the ratio of square footage to be constructed to the total project square footage allocation shall be payable prior to issuance of building permit unless part/all of this amount offset by either a prior land dedication or developer lump sum payment.

-- On January 1, 1985, the remaining allocation will be subject to an inflator, as described in (d).

(d) Inflator

-- January 1, 1985 - zero base.

-- San Francisco/Oakland CPI for All Urban Workers, or .5%/month (6%/annum), whichever is less.

-- Adjusted monthly on date of City receipt of latest published monthly index.

-- \$2.0 million cap on amount subject to inflator: consumed when non-inflated portion of special contribution fees received after January 1, 1985 exceeds that project's share of \$2 million, as follows:

NE:	\$711,800
G:	680,600
C:	492,800
NCC:	114,800

(e) Limitations on use of special contribution fees:

- (1) To be placed in discreet City account.
- (2) Corpus and interest to be used for capital improvements located within the SN Community Plan area; EIR-identified traffic mitigation improvements shall be eligible for expenditure.
- (3) No duty to spend within the term of development agreement.

7. The developers and staff concur on the language that describes default remedies as follows:

- (a) No building permit applications accepted or permits issued for any non-residential structures if permit applicant owns any property:
 - (1) Located within the geographical area subject to the agreement, and if
 - (2) prior improvements or development on such property violates an applicable City ordinance or the development agreement (including the PUD guidelines).
- (b) CCR based remedy, authorizing each lessee, property owner and the City, acting independently or jointly, to enjoin agreement violations, recover attorney fees, and place liens on adjudicated violators property for enforcement costs.

8. The developers and staff concur that the maximum office and commercial square footage allocations within each project will be calculated as follows:

All that area within the interior boundaries of exterior structural walls shall be included; (i.e., debited against the project allocation and subject to the special contribution building permit fee) provided, however, that areas commonly used by all structure occupants as (a) lobbies; or (b) entrance areas to the structure; or (c) atria; or (d) in-lieu vehicular transportation facilities, such as bicycle storage areas, locker rooms or showers -- shall be excluded.

9. The developers and the City staff have reached accord on an alternative development scheme which will provide corporate level landscaping and maintenance for the I-5 landscape corridor. The corridor, which is in excess of the existing Interstate 5 property owned by Caltrans consists of 22.30 acres owned in fee by the City. This alternative is based on the following assumptions:
- a. The City will deed all acreage of the I-5 Scenic Corridor to the developers; except the 8.840 acre CITATION parcel.
 - b. Developers will develop, to City standards, the landscaped corridor abutting their respective projects at a level not less than \$65,000 per acre.
 - c. Developers will maintain the landscaped area (I-5 corridor) to a standard approved by the City consistent with corporate landscape maintenance.
 - d. Developers agree to contribute to a trust fund for the maintenance of the 8.840 acre CITATION parcel.
 - e. The City will manage the various trust funds associated with the development of the I-5 Scenic Corridor and the maintenance of the CITATION parcel.
 - f. The City agrees to increase allocation of office square footage by 290K square feet in return for the developers contributions to assure the I-5 Scenic Corridor development.
 - g. The following table provides an expanded view of the calculations which support this alternative proposal:

CALCULATION FOR I-5 CORRIDOR DEVELOPMENT

DEVELOPER	(1) SQ FT ALLOCATION PERCENTAGE	(2) I-5 CORRIDOR ACRES	(3) ACREAGE SPLIT (1)x(2)	(4) APPORTION OF ADDED SF 290,000 x (1)	(5) TOTAL CORRIDOR DEVELOP COST \$65,000/ac x(3)	(6) CITATION MAINT TRUST \$1.97/sf x(4)
NATOMAS EASTSIDE	35.59	22.30	7.94	103211	515877	203326
GATEWAY	34.03	22.30	7.59	98687	493265	194413
CREEKSIDE	24.64	22.30	5.49	71456	357157	140768
NATOMAS CORP CENTER	5.74	22.30	1.28	16646	83201	32793
TOTAL	100.00	22.30	22.30	290000	1449500	571300

A map of the corridor is provided in Exhibits A and B indicating the location of the corridor parcels which are the subjects of this proposal.

DEVELOPMENT GUIDELINES REQUIRING CITY COUNCIL ACTION

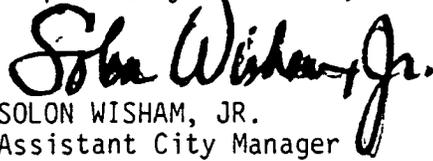
The following development guidelines require City Council intervention due to the fact that developers and City staff have been unable to resolve these issues; some of which, have been recommended by the City Planning Commission.

1. A note on the Gateway Center schematic requires a child care center and a racquet-ball recreation center recommended by the City Planning Commission. The City Manager recommends deleting of the requirement.
2. Participation in the 2% art program recommended by the City Planning Commission. The City Manager recommends deleting of the requirement.
3. Gateway Center developer has requested an expanded definition for office use to include research and development activities. The City Planning staff has agreed to one modification. A second modification requested by the developer is unacceptable to the City staff. The City Manager supports the staff position.
4. Gateway Center developer request that the support commercial allow office uses limited to 2,500 square feet of gross leasable area per tenant similar to Natomas Eastside SC zone. Additionally, developer wants to broaden the definition of allowable uses to include stationary stores and blueprint services. The City Manager is opposed to this change.
5. The developer proposes that building setbacks consist of 25 feet and landscaped setbacks 15 feet. PUD guidelines require 25 foot setbacks for both. City Manager opposes this change.
6. The developer proposes a 25 foot building and 15 foot landscape setback on Azevedo Drive. PUD guidelines require 50 foot for buildings and 25 foot landscaped setbacks. Azevedo Drive is a major thoroughfare and is adjacent to an 80 acre parcel designated for residential. The City Manager is opposed to this modification.
7. The Gateway Center developer proposes a 15% landscape coverage in commercial zones but guidelines specify 25% landscape coverage. The City Manager recommends a 20% landscape coverage similar to a single story office building in an OB zone.
8. The developer wants one sign per building. PUD guidelines specify one sign per parcel. The City Manager supports monument signs but has no preference on location or number.

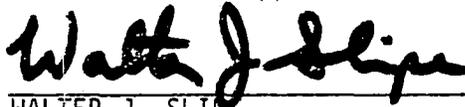
RECOMMENDATION

This report is provided for City Council information and approval of all issues concerning the development agreement and guidelines.

Respectfully submitted,


SOLON WISHAM, JR.
Assistant City Manager

Recommendation Approved:



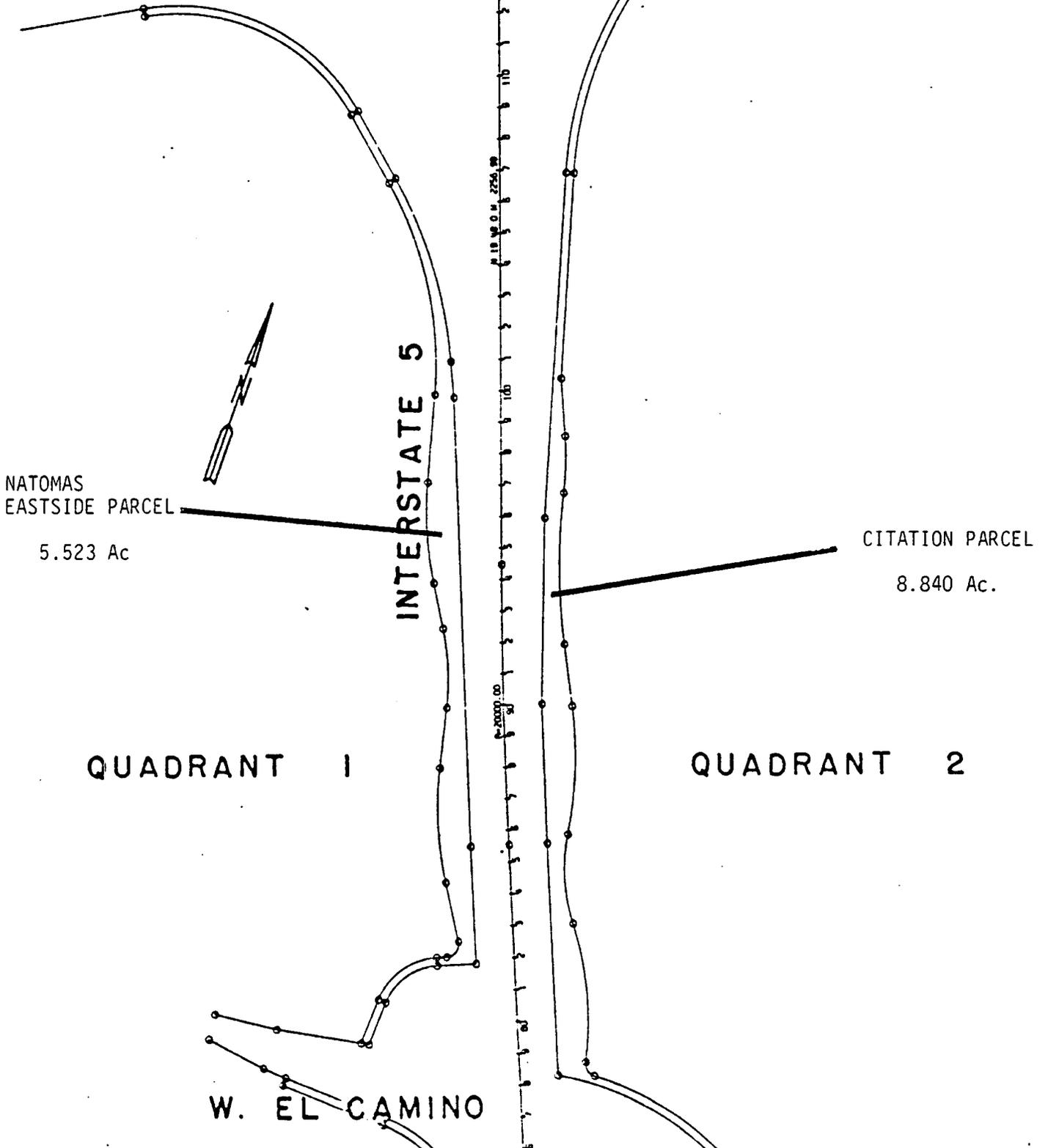
WALTER J. SLIFE
City Manager

INTERSTATE 880

03 HE 237001

SCALE - 200.0 N 200.0 W

CALTRANS PROPOSED WAI



NATOMAS EASTSIDE PARCEL

5.523 Ac

INTERSTATE 5

CITATION PARCEL

8.840 Ac.

QUADRANT 1

QUADRANT 2

W. EL CAMINO

EXHIBIT B

NATOMAS
EASTSIDE PARCEL

0.664 Ac.

W EL CAMINO

CREEKSIDE PARCEL

0.264 Ac.

GATEWAY CENTER PARCEL

4.050 Ac.

NATOMAS
CORP. CENTER

2.330 Ac.

QUADRANT 4

QUADRANT 3

INTERSTATE 5

CREEKSIDE
PARCEL

0.598 Ac.

GARDEN HIGHWAY

