



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



6

April 2, 1991

Transportation/Community Development
and Budget & Finance Committees
Sacramento, CA

Honorable Members in Session:

SUBJECT: Approval of Oak Park Five Year Revitalization Strategy

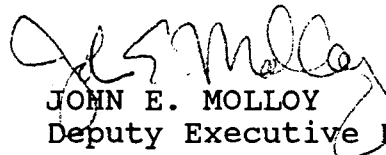
SUMMARY

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


RECOMMENDATION

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

Respectfully submitted,


JOHN E. MOLLOY
Deputy Executive Director

TRANSMITTAL TO COMMITTEE:


JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



April 9, 1991

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Approval of Oak Park Five Year Revitalization Strategy

SUMMARY

The attached resolution: (1) approves the Oak Park Redevelopment Project Area Five Year Revitalization Strategy Plan; 2) directs the Executive Director to implement the Strategy; and 3) amends the Agency budget in accordance with the Strategy.

BACKGROUND

The Oak Park Redevelopment Project Area was established by the City Council in 1972. From 1972-1985 the redevelopment activities in the project area concentrated on public improvements such as curbs, gutters, sidewalks, streets, and public facilities. In 1985 the Oak Park Redevelopment Plan was amended to reflect the shift in emphasis from public improvements to economic development and housing. The accomplishments since 1973 have resulted in a sound base to continue the redevelopment/revitalization process.

The attached Five Year Revitalization Strategy (Exhibit A) identifies goals and objectives designed to strengthen the community through housing, economic development, and capital improvements. The Executive Summary of the report outlines the specific goals in each of the components of the Strategy that are necessary to accomplish the Oak Park Project Area Committee (PAC) and the Agency's vision of the Oak Park community at the end of this five year period.

The Strategy planning process began in April 1990 with the establishment of the Economic Development Task Force by the Oak Park Project Area Committee (PAC). The PAC Housing Subcommittee's input into the Strategy was initiated in August, 1990. The Task Force and Housing Subcommittee met regularly to provide input and review drafts of the Strategy. This document which was reviewed and approved by the full PAC in December, 1990 represents a consensus on the goals and activities for the next five years in Oak Park.

(1)

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Key projects include: the renovation of the Woodruff Hotel for retail/office use and the Guild Theater as a viable community theater; the commercial development of the key catalyst sites at the northwest corner of Broadway and Stockton Boulevard, and at the southeast corner of Martin Luther King Jr. Boulevard and Broadway; the Public Parking Program and the Broadway Beautification Project which will enhance the image and marketability of the Broadway Commercial Corridor; the selection of the Business Development Specialist to assure that the economic development of Oak Park is keeping pace with the surrounding neighborhoods; and the continued funding of the Job Bank Coordinator to link Oak Park residents with new jobs generated by the Florin-Perkins Enterprise Zone.

In the area of housing, the Strategy recommends actions which will add thirty-five to forty new single-family homes to Oak Park through self-help and private contractor methods. The Agency will assist area residents to qualify to purchase these and other homes through a home loan counseling program. Additional attention will be given to the large number of existing vacant and boarded homes which, once rehabilitated, can provide additional opportunities for affordable ownership.

These components combined with on-going rehabilitation programs and public housing efforts produce an aggressive approach to housing in Oak Park.

Finally the five year plan will address three major public facilities needs: 1) the expansion of the Netta Sparks Senior Center; 2) the new Salvation Army Recreation Center; and 3) the construction of the McClatchy Park Outdoor Amphitheater and related park improvements.

FINANCIAL DATA

The Strategy provides recommendations regarding the use of tax increment and tax allocation bond funds totaling approximately \$6.4 million to implement the goals established in the Oak Park Redevelopment Five Year Strategy.

The financial impact of specific projects will be discussed in future staff reports presented as these projects are implemented.

POLICY IMPLICATIONS

The above recommended approval of the Strategy actions is consistent with Agency policy to implement projects and programs necessary for the goals of the Oak Park Redevelopment Plan.

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ENVIRONMENTAL REVIEW

The proposed action is exempt from environmental reviews per CEQA Guidelines Section 15262; NEPA does not apply.

MBE\WBE

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

VOTE AND RECOMMENDATION OF THE OAK PARK PROJECT AREA COMMITTEE (PAC)

At its December 5, 1990 meeting the Oak Park PAC approved the Oak Park Redevelopment Five Year Strategy. The PAC voted to adopt the Strategy. The votes were recorded as follows:

AYES: Anderson, Bozeman, Crump, Dansby, DeForest, Healey, Lucero, Lydon, Millar, Moore, Roberts, Robinson, White

NOES: None

ABSENT: None

VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of March 27, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Cespedes, Diepenbrock, Moose, Simon, Simpson, Wooley, Yew, Strong

NOES: None

NOT PRESENT TO VOTE: Amundson, Pernell

ABSENT: Williams


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RECOMMENDATION

Staff recommends approval of this report which: (1) approves the Oak Park Redevelopment Project Area Five Year Revitalization Strategy; and (2) directs the Executive Director to implement the Strategy; and 3) authorizes the Executive Director to amend the budget.

Respectfully submitted,


JOHN E. MOLLOY
Acting Executive Director

TRANSMITTAL TO COUNCIL

WALTER J. SLIPE
City Manager

Contact Person: Leslie Fritzsche
440-1315

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RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

APPROVAL OF THE OAK PARK REDEVELOPMENT PROJECT AREA FIVE YEAR STRATEGY PLAN

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

Section 1: The Oak Park Redevelopment Project Area Five Year
Redevelopment Strategy for 1991 to 1995 is hereby approved.

Section 2: The Executive Director is hereby authorized to implement or cause
to be implemented the Redevelopment Strategy.

Section 3: The Executive Director is authorized to amend the budget in
accordance with the Redevelopment Strategy and its recommendations for programming
actions.

CHAIR

ATTEST:

SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

RECOMMENDED REPROGRAMMING ACTIONS
OAK PARK TAX INCREMENT

COST CENTER	PROJECT	CURRENT ALLOCATION	RECOMMENDED ALLOCATION	NET CHANGE	COMMENTS
A00742	Commercial Acquisition	400,000	150,000	(250,000)	
A0743	Concentrated Rehabilitation	250,000	0	(250,000)	
	Business Development Consultant	0	80,000	80,000	
A00709	Job Bank	4,460	164,460	160,000	
B00730	Development Assistance/Catalysts Sites	2,047,643	2,957,643	910,000	
	Increase to Allocation			<u>650,000</u>	
	<u>Source of Revenue</u>				
	1990 Excess Fund Balance			<u>650,000</u>	

F:\CPC\OPBUDG