

MINUTES

OF THE

SACRAMENTO CITY COUNCIL
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT COMMISSION
SACRAMENTO CITY FINANCING AUTHORITY

REGULAR MEETING

October 6, 1998

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:05 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Councilmembers Cohn, Fargo, Hammond, Kerth, Pannell, Steinberg, Waters, Yee, and Mayor Serna

Absent: None

PLEDGE OF ALLEGIANCE was led by Boy Scout Troop 136 (AKA: "Zoo Troop")

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

9.1 Presentation of funds by the State Alcoholic Beverage Control Office to the Sacramento Police Department.

Dave Goss, Assistant Director of Alcoholic Beverage Control (ABC), presented a check for \$90,000 for a third grant. He also presented Chief Venegas and the Sacramento Police Department with a plaque for their excellent use of the first 2 grants.

Certificates of Appreciation were presented to

- Lieutenant Michael Ueda
- Officer Eric Nygran
- Lynne Olson, Administrative Analyst
- Sargent Greg Smied

9.2 Recognition of the Blue Ribbon Committee for all its efforts on selected police practices.

Mayor Yee recognized the members of the Blue ribbon Committee, and thanked them for all their efforts. The Committee has submitted a report to Council and there will be public hearings.

Dean Kaplan, Chair, thanked the Council, the Committee members, and spoke of the Committee's spirit of cooperation.

Item 9.3 was withdrawn

9.3 Neighborhood report from the Hagginwood Collaborative.

9.4 Sacramento Heritage Board presentation - walking tour brochure.

Carol Roland, Chair of Sacramento Heritage Board presented the new walking tour brochure.

Jan Decker, of the Visitors Bureau, described how the brochure will be used.

10.0 PUBLIC HEARINGS

None

11.0 STAFF REPORTS

11.1 Legislative Update. [Oral Report]

Ken Emanuels, of Kenneth Emanuels and Associates, summarized the highlights of the 1998 California Legislative Session. One bill was sponsored, 32 were supported, and 7 were opposed. Of the 7 bills opposed, only one passed, the vehicle licence fee tax reduction. However, of the 32 supported, only 8 passed.

The State did appropriate:

- \$250,000 to combine the military museum in Old Sacramento with McClellan Museum and relocate the combined museum.
- \$250,000 for promotion of US Olympic Track and Field trials.
- \$13 million for funding the final piece of the State's share of SAFCA for Common Elements (flood control).

Mayor Serna discussed the need for a local government finance reform movement. He requested a history of State legislation that restricts the ability of cities to raise revenues.

Roxanne Miller, stated she worked with Mr. Emanuels, and represented San Jose. She commended the Council and stated she would like to work with Sacramento to change government finance thru a constitutional amendment.

This information was received and filed.

11.2 Franklin Villa Revitalization Plan for 1997-2002, bordered by Franklin Boulevard, Brookfield Drive and Morrison Creek. (D-8)

Gary Little, Neighborhood Area Director, described what had already been done in the Revitalization Plan and what was planned. Since the last report to Council, there have been two community meetings. The report back was delayed due to the need to fill the Council Seat and an effort to get Hope VI funds. The effort for the Hope VI funds was unsuccessful but will be tried again.

The goals of the plan include:

- Reduce crime rates to be less than, or comparable to, City averages
- Maintain an assessment district for security services - not one currently
- Decrease the vacancy rate to 5-10%
- Stabilize, or merger the homeowner associations
- Bring a merger plan to the associations to consider
- Provide home ownership opportunities to bring the % of home ownership to City average
- Consolidate ownership and management of substantial blocks of rental units
- Research and secure substantial funding to comprehensively address overall issues

There are many things that have either been completed or being worked on. Some good news is that the associations are working together to create a common screening criteria.

Mr. Little described the recommendations listed in the Plan:

- Approve in concept the funding recommendations which will be formally allocated through an SHRA staff report.
- Provide stability to homeowner association by merging
- Establish a pool of funds (SHRA and lenders) to assist in financing roof replacements for associations that consolidate
- Provide home ownership opportunities with the ultimate goal of increasing the percentage of resident owners to City averages by continuing RCHC project and market SHRA First-Time Home Buyer Program as well as any other home ownership programs.
- Consolidate ownership and management of a substantial block of rental units.
- Continue to seek substantial block of rental units.
- Continue to seek substantial funding to comprehensively address Franklin Villa's issues including identification of a major funding source in order to issue a request for proposals to achieve the HOPE VI Community Vision.

Other key issues:

- Temporary Street closures - need to decide if they should continue without gate security. Community members would like them reversed, but the police want them to continue.
- Community Action Team - Franklin Villa should be one of the projects.

Councilwoman Fargo stated she had a problem with spending public funds on private property. She wondered if the City could purchase the buildings.

Mr. Little stated that the City is pursuing the means to buy properties. One source is the Hope VI funds. If a community center is built it will be funded with federal money and private grants.

Councilman Steinberg said there was a need to measure progress so that the funds were not spent without achieving results. The needs of Franklin Villa should be considered in relationship to other neighborhoods.

Councilwoman Pannell stated that the City needs to work on a permanent fix for this area.

Mayor Serna answered that part of the answer is to get a better relationship with HUD so that Franklin Villa will qualify for funding.

Mr. Little explained that to be competitive for Hope VI funds, more units need to be acquired.

Mr. Geullerman, of Nehemiah, stated that his organization is currently working with one of the associations to buy properties and to provide services to stabilize the area. At the north end, Nehemiah provides a computer room, blood pressure screening, security gate, and security guards.

Greg Sparks, of Rural Calif Housing Corporation (RCHC), stated that RCHC had been working for 3 years with SHRA to increase home ownership. The problems go far beyond housing; the fabric of this community has been torn. Initial activities were to acquire vacant and boarded properties but it is very hard to sell refurbished units there. RCHC is working with all 5 neighborhood associations. One encouraging sign is that a Residents Council has been started.

Councilman Kerth suggested making some of the 4-plexes into very large single family homes so that people would want to invest. He stated that the American public does not like duplexes.

A motion was made by Councilwoman Pannell and seconded by Councilman Waters to approve the staff recommendations. The motion passed 9-0 with a roll call vote.

RESOLUTION NO 98-511

RESOLUTION ADOPTING THE FRANKLIN VILLA
REVITALIZATION PLAN FOR 1997-2002.

12.0 SHRA

- 12.1 Acquisition of Units in Franklin Villa. [continued from 10/1/98, item 5.2] (D-8)
- A. Acquire eight units in Franklin Villa from Nehemiah Progressive Housing Development Corporation;
 - B. Amend HUD Account #1406, Operational Expenses, to provide funding for the purchase of eight units;
 - C. Amend the Agency budget;
 - D. Authorize the Housing Authority to accept transfer of title to, and possession if, real property acquired in Franklin Villa; and
 - E. Authorize the Housing Authority the authority to sell the eight units per home ownership program guidelines.
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Gregg Fortner, Director of Housing Authority, asked the Council to approve the acquisition of 8 units from Nehemiah.

the acquisition of 8 units from Nehemiah.

A motion was made by Councilwoman Pannell and seconded by Councilman Waters to purchase the units. The motion passed 9-0 with a roll call vote.

RESOLUTION NO HA98-005

ACQUISITION OF REAL PROPERTY IN FRANKLIN
VILLA

13.0 COUNCIL IDEAS AND QUESTIONS

- 13.1 Councilman Steinberg announced that there would be a fence dedication at Tahoe Park on Saturday, October 10th at noon, followed by a park concert at 1:00 p.m. He extended an invitation to everyone to attend.
- 13.2 Councilwoman Fargo requested a report back on the one-way street patterns in downtown.
- 13.3 Councilman Kerth requested a report back from the City Attorney on the legality of issuing misdemeanor citations to City liquor stores that consistently sell liquor to intoxicated patrons. He suggested that the Attorney refer to the ordinance that the City of San Pablo adopted.
- 13.4 Councilwoman Pannell invited everyone to participate in a strike force clean-up event in Meadowview on Saturday, October 10th.
- 13.5 Councilman Waters requested a closed session item be agendized for the October 13th meeting. Valerie Burrowes, City Clerk, replied that it had already been agendized.

14.0 CITIZENS ADDRESSING COUNCIL AGENCY OR AUTHORITIES BY PERSONAL APPEARANCE OR TELEPHONICALLY ON MATTERS NOT ON THE AGENDA

- 14.1 Marilyn Higgs spoke of being displaced from the Discovery Park Apartments in Natomas.
- 14.2 Ira Saletar, representing a tenant advocacy group, requested the Council's support on behalf of the displaced tenants.
- 14.3 Mike Barnbaum called to say that dedicated bus routes were needed to revitalize an area of the City. He was referred to Regional Transit.
- 14.4 John Enos called to request assistance with Union Pacific trains being delayed in their routes through the City during commute hours.

Mayor Serna replied that he would be pleased to contact Union Pacific about this issue.
- 14.5 John Schmitt called to request assistance with having the clock at 1009 J Street repaired.

15.0 ANNOUNCEMENTS

None

ADJOURNMENT

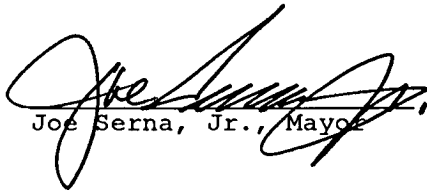
There being no further business to come before the Council, the meeting was adjourned at 9:45 p.m. in memory of Tom Bradley, former Mayor of Los Angeles.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Joe Serna, Jr., Mayor