



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



7

August 15, 1989

Budget and Finance Committee  
of the City Council  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Southside Park Housing Study

SUMMARY

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

RECOMMENDATION

The staff recommends approval of the recommendations outlined in the attached report.

Respectfully submitted,

ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COMMITTEE:

JACK R. CRIST  
Deputy City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



August 2, 1989

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

SUBJECT: Agency Staff Response to the  
Southside Park Housing Study

## SUMMARY

This report is in response to the request of the Budget and Finance Committee of the City Council for Agency staff to provide a response to the Southside Park Housing Study report presented on May 30, 1989 by the Rural California Housing Corporation (RCHC). Although Southside is not a Redevelopment or Community Development Block Grant target area, the Agency concurs with RCHC on the need for the City to make a commitment of resources to preserve and enhance the unique mixed-income, multi-cultural, and historical character of the Southside Park area. This is particularly important because of Southside's proximity to the Downtown redevelopment area, and its potential for enhancing valuable housing opportunities in the Downtown area.

In response to the Southside Park Housing Study, Agency staff offers herein a strategy for addressing the housing needs identified by RCHC in their report. Thus, it is recommended that the City Council:

1. Adopt a policy that the Southside Park area be preserved and enhanced as a mixed-income residential community while retaining its unique multi-cultural and historical character.
2. Budget \$2.6 million in 1990 and \$500,000 in 1991 of the proposed 1990 Tax Allocation Bond (TAB) revenues to the Southside Park area for site acquisition, predevelopment costs, below-market interest rate new construction and rehabilitation loans, and related housing development expenses.

(1)

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3. Designate the Southside Park area, bounded by "S" and "W" Streets and Third and Eleventh Streets, as a Neighborhood Preservation Area with the neighborhood within "S" and "U" Streets and Third and Sixth Streets, identified as a special target area where program resources would be focused on a first priority basis. (See attached map.)
4. Direct Agency staff to work with City staff in analyzing the impacts of R-0 and C-2 zoning districts on housing conditions in the area and recommend to the City Council by the end of 1989 a rezoning process which would contribute to preserving and enhancing mixed-income and historic residential uses in the area. Assess the possibility of placing a moratorium on any conversions of use from residential to commercial until completion of appropriate rezonings, and report back to the City Council with an ordinance, if appropriate.
5. Revise the Agency Housing Rehabilitation Deferred Loan Program guidelines, funded by the Community Development Block Grant (CDBG), to increase loan amounts from \$15,000 to \$33,500 and make other adjustments to the program to address the needs in the Southside Park area.
6. Authorize Agency staff to work with existing community groups and leaders to form a neighborhood association which would eventually take over from the Agency staff such coordinating functions as encouraging development and preservation of mixed income housing, pursuing code enforcement and nuisance abatement issues and other neighborhood preservation activities, and preparing community development guidelines.

## BACKGROUND

Clearly, as portrayed by the RCHC Southside Park Housing Study, there is a need for the City to take immediate action to preserve and enhance the residential character of the area. RCHC has done an excellent job of surveying and analyzing the conditions in the Southside Park area and has proposed many practical and specific measures that the City and Agency can implement.

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A brief sketch of the housing conditions in the Southside Park Area, as reported by RCHC, follows:

- o The area provides a rich cultural diversity of income groups and housing types with enclaves of several racial and ethnic groups including Portuguese, Hispanics, Blacks, Chinese, and Japanese. Also, the Muslim mosque on "V" Street, the oldest mosque in California, is a regional religious center.
- o The Southside Park is a major community resource which also marks a boundary between the large Asian community on the east side of the park and the Black, Hispanic, and White neighborhood on the west side. It is on the west side of the park that more significant conditions of blight are found - severely deteriorated housing, trashed streets, alleys and vacant parcels, and reported drug problems.
- o The Southside Park study area contains 323 residential structures containing 757+ units which provide housing for about 2,000 people.
- o The mix of housing unit types in the area includes 162 single family units and 91 duplexes, with the rest of the units being mostly in small scale complexes. There are seven complexes of ten or more units, with one complex having 36 units.
- o Many of the small scale multi-family structures were once single family Victorian homes. Garages converted to housing units and other secondary units occupy numerous lots in the area.
- o Housing densities range from ten units per acre for single-family use, 14 to 20 units per acre surrounding the park, and as high as 40 to 60 units per acre for the large apartment complexes. However, many formerly lower density lots have been covered with secondary units. The study found it difficult to determine the extent to which such secondary units were built without building permits.

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- o While roughly 18% of all the units in the area are owner-occupied, many other units are home to an owner and one or more renters. Many of the renter units are owned by former owner-occupants. However, the larger, most deteriorated structures appear to be owned by absentee landlords.
- o The study found that 47% of the residential structures need significant levels of rehabilitation.
- o Much of the study area is within the southside Historic Preservation Area, the largest in the City. It contains 40 priority structures, nearly 200 supportive structures and over 25 retrievable structures.
- o While there is a significant number of hazardous buildings and public nuisances in the area, the rate of official complaints is low.
- o The area has sixty-three (63) vacant lots of which twenty-seven (27) are zoned R-O (Residential /Office), nine (9) are O-B (Office Building), two (2) are C-2 (Light Commercial, twenty (20), are R-3A (Light Density/Multi-Family) and five (5) are R-1B (Single Family).
- o While the study area is largely zoned for low density residential uses, there is concern that parcels zoned for non-residential uses may be contributing to reducing the residential character of the area. The last rezoning of the area was in 1980. Study authors suggest that there is a desire to support neighborhood commercial uses, but to reduce or eliminate office and light commercial uses in order to discourage speculation and encourage housing rehabilitation and development.
- o The study found that speculation is occurring along the boundaries of the area, especially along "S" Street within R-O and O-B zoned areas. In fact, the study found that some investors were purchasing R-O land based on the potential commercial value that might be realized, where the R-O zone is meant to allow businesses within residences, and not replace residential uses.

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- o Despite deteriorated conditions of a large portion of the housing stock, few vacant rental units are available with rents ranging from \$150 for a studio, up to \$350 for a two-bedroom unit. Rents for one-bedroom in a single family home are \$275 to \$350 per month. Thus, the area is a significant source of affordable housing close to jobs in the Downtown area.
- o Rehabilitation programs have not worked well in recent years for several reasons - primarily due to low loan limits (\$15,000/owner-occupant) in the Deferred Payment Loan Program; difficulty with lending criteria; and lack of investor interest in rehabilitation, possibly due, in part, to residential properties being held for commercial speculation.

In order to address the housing needs identified in the study, RCHC proposed numerous, specific recommendations. Most of the RCHC proposals are addressed by staff in the points presented above in the summary and expanded upon, with reasons for the staff recommendations, in the following paragraphs:

1. Housing Preservation - The City should make a commitment to preserve and enhance the Southside Park area primarily as a residential community. Due to its close proximity to the Downtown area and the developing "R" Street Corridor, the Southside Park area, especially the northwest corner of the study area along "S" and "T" Streets between 3rd and 8th Streets, are undergoing changes and pressures to convert to non-residential uses, mostly office development. With its affordable housing supply, culturally diverse and mixed-income population, historically important stock of housing, and availability of residentially zoned vacant sites, the Southside Park area provides Sacramento with a unique residential downtown community that should be preserved. The "R" Street Study found that given the number of planned office developments in the "R" Street corridor, 620 units of new housing would be needed along "R" Street and surrounding neighborhoods. This will require over three city blocks of land at a density of 200 units per block. However, only 5.2 blocks of existing vacant residentially

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zoned land exists in the entire downtown area. Southside provides an opportunity to supply a portion of this housing need.

There is a need to preserve the affordable housing for those low and moderate income households who continue to make the area their home, as well as to attract new investment in rehabilitating and expanding the supply of mixed-income houses. A balance will need to be struck between the effects of gentrification and the continued benign neglect in the Southside Park neighborhood.

However, it is clear that land development market forces will have an increasing impact on the area. As the Downtown and "R" Street areas continue to develop, investors will look for opportunities in the Southside area. Speculation is already occurring, as identified in the RCHC report, where investors are holding residential Southside properties, deferring maintenance and upgrading in hopes of developing office and/or commercial uses. The City is in a position to help determine the type of development that will occur in the area. Thus, Agency staff recommends that as a first step, the City should declare its intent through adoption of a specific policy, as contained in the attached Resolution, that the Southside area will be preserved and enhanced as a residential community. By taking action now, the City will help to stem the speculation that appears to be occurring, and communicate to property owners and potential investors that rehabilitation of residential structures, especially historic homes, should proceed and that new housing construction is strongly encouraged.

2. Southside Park Neighborhood Funding - Agency staff recommends that \$2.6 million in 1990, and \$500,000 in 1991, of proposed 1990 TAB funds be reserved for a Southside Park Development Fund. Eligible housing activities could include site acquisition and assemblage, predevelopment expenses, below market interest rate deferred payment new construction and rehabilitation loans and related housing development expenses. It is envisioned that such funds would be leveraged with other public and private affordable housing

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revenues, especially Propositions 77 and 84 funds. Because of a general lack of new investment recently in the area, funded projects would serve to "prime the pump" to reduce risk and encourage other for profit and non-profit housing developers to rehabilitate and build homes in the study area without Agency subsidy.

Assuming a favorable lawsuit settlement, some Housing Trust Fund (HTF) monies may also be available for new construction and substantial rehabilitation of units affordable to very low income households in Southside.

The RCHC proposal to commit \$10 million over a ten year period to the Southside area represents about half of the Downtown redevelopment tax increment low/mod housing funds projected to be available over the next ten years. Due to commitments and housing needs in other sections of the City, such a level of commitment to one area would not be possible without creation of a new funding source for such housing. Also, Southside is not a redevelopment area nor CDBG target area, nor has it been proposed to be so designated, in part because the conditions in Southside are generally better than in other designated target areas of the City. It is believed by Agency staff that the Southside area is an excellent central area housing asset whose housing needs over the long run will be primarily addressed through private investments. We hope the initial \$3.1 million investment plus the other proposals in this report will spur private investment in the area.

Further, a successful revitalization of the Southside Park area may be better achieved by focusing the available resources in the most deteriorated section of the study area, as proposed in the next paragraph.

3. Neighborhood Preservation Area/Special Target Area - It is recommended that the City Council designate the neighborhood bounded by "S" and "W" Streets and 3rd and 11th Streets as a Neighborhood Preservation Special Target Area where neighborhood involvement, neighborhood clean-up, code enforcement, public nuisance abatement, and new and rehabilitated housing would be encouraged and supported



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through City programs. Further, it is recommended that the northwest corner of the study area, bounded by 3rd and 6th Streets and "S" and "U" Streets be declared a Special Target Area where Agency funds and City neighborhood services could be focused on a first priority basis.

The northwest corner of the study area was identified by RCHC as the area most in need of assistance where the most conditions of blight exist. Streets and properties are not well maintained. Vacant parcels and alleys are more trashed than other parts of the study area. And, there is a high incidence of deteriorated and boarded-up properties. Also, this area, especially along "S" Street, is being most impacted by office development in the "R" Street Corridor where speculation is threatening the residential character of the neighborhood.

One advantage of targeting resources in this portion of the study area is that the Agency owns a key vacant site at the intersection of "T" and 4th Streets. There is much interest by the housing development community in the parcel. In addition to the land, the Agency has reserved approximately \$600,000 of the \$3.1 million proposed tax increment funds to subsidize development of low and moderate income housing on the property in 1990. It is estimated that 30 to 50 units could be developed on the lot which comprises almost one half of a city block.

Three vacant homes are located on the site. All of the structures are listed as historically significant in the City's Historical Inventory. Although the structures are significantly deteriorated, the Agency is committed to preserving them, if they can be rehabilitated. It may be possible to move these homes to nearby vacant parcels and preserve those units in the neighborhood. In addition, there are numerous vacant parcels in the proposed Special Target Area which, with some Agency assistance, could be developed for housing. Together these properties - the "T" Street site, vacant parcels, and move-on units, if subsidized and developed properly with good quality, upgraded landscaping and priced right, could stimulate a significant

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level of new private investment which, with community involvement, could successfully revitalize the neighborhood.

4. Rezoning - Agency staff supports the RCHC proposals to rezone the parcels designated R-O and C-2 in order to preserve existing residential uses and encourage expansion of housing in the study area. It appears that the existence of such zoned parcels is contributing to speculation which is threatening residential preservation. Agency and City staff should work with community groups and leaders, and property owners, to rezone the area to appropriate zoning districts which would preserve and enhance the residential character of the area. Also, such a rezoning study should address preserving historic properties in the Southside Park area. City and Agency staff should recommend to the City Council by the end of 1989 a process which would achieve these objectives. Staff also recommends reviewing the possibility of a moratorium on conversions from residential to commercial uses and reporting back to the City Council with an ordinance, if appropriate.

The sixty-three vacant parcels identified in the report should be reserved for housing with an appropriate zoning designation. While the policy ought to be to maintain the lower density residential character of the area, it may be necessary to increase the allowable density on certain vacant parcels to provide for development of needed mixed income multi-family housing, possibly in the range of 40-60 units per acre.

The Agency would intend to acquire five or six key parcels and then seek private or non-profit developers to build or relocate housing on these sites. Also, due to high land and development costs, especially for garages, there is a need to assemble parcels to provide sufficiently large sites for development of multi-family housing. Such "priming the pump" participation in public/private partnerships would help to stimulate other private investment in housing in the area.

5. Rehabilitation Loan Guidelines Revision - Staff agrees with the need to modify the Agency's housing rehabilitation

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programs and possibly revise rehabilitation guidelines and eligibility criteria to address the particular and extensive needs in the Southside area. For example, staff proposes modifying the Deferred Payment Loan Rehabilitation Program funded by the Community Development Block Grant (CDBG) to increase loan amounts from \$15,000 up to \$33,500. The program would apply to owner-occupied single-family and duplex units where the household income is under 80% of the median income for Sacramento. If the Agency can justify a "slums and blight" designation for the area, then the qualifying income can go up to 120% of the median.

The Agency will leverage, where possible, Agency rehabilitation funds with Proposition 77 funds for projects involving owner-occupied units.

In addition, the HUD Rental Rehabilitation Loan Program loan limits may be exceeded by waiver by up to 2.4 times the standard maximum subsidy. This high cost waiver is approved on a case by case basis through HUD Regional Headquarters.

RCHC also recommends that Proposition 84 funding be pursued for Single Room Occupancy (SRO) purchase and rehabilitation projects. Many of the former single-family Victorian homes have been divided into SRO-type rental units. Pending legal opinion, Proposition 84 SRO funds may qualify for use in the Southside area. The Agency will provide technical assistance to owners desiring to apply for Proposition 84 funds.

Also, in order to help preserve older homes, the Federal Historic Preservation tax credit may be utilized. To supplement the City's Historical Inventory, the Agency is currently conducting a historic survey of the neighborhood to determine whether there are any National Register eligible properties or districts.

Finally, it is recommended that Agency secured rehabilitation funds be used to augment the proposed \$3.1 million TAB funds to be used on a first priority basis in the

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suggested Special Target Area.

6. Agency Staffing for Southside Park - It is agreed that the City's intervention must be concerted and aggressive. The Southside area is a major resource of housing located adjacent to the center of the City with a rich cultural diversity, affordable housing and the City's largest stock of historic properties. In order to preserve and maintain its character, the area needs the direct, well planned and coordinated attention of the City and the neighborhood, including the help of profit and non-profit housing developers. For its part, the Agency recommends hiring an Agency staff person to take the lead, initially, in coordinating the activities required to address the housing and neighborhood preservation needs in the Southside area on a half-time basis for a period of nine months. Although the Southside Park area is not a redevelopment area, such an Agency staff person would function in a manner similar to existing Agency staff in the redevelopment areas by working with property owners to encourage rehabilitation and by stimulating new construction by acquiring and assembling sites and providing technical assistance on financing options. After the initial start-up period the coordinating function would then be turned over to a neighborhood association, as discussed in the next section.

Funding for the staffing recommended above is being covered in a separate report on overall Agency housing development activities.

7. Community Involvement - It is agreed that community input and active participation is critical if the efforts to revitalize the Southside area are to be successful. The City and Agency staff should continue to hold regular meetings with the existing community committee to receive input on strategies to address the area's needs. Moreover, direct involvement of neighborhood leaders who can monitor and follow-up planned actions to clean up the neighborhood (e.g., street cleaning, tree trimming, and especially nuisance abatement, and code enforcement), will be critical factors in the success of revitalizing the Southside Park area. Thus, it is recommended that Agency staff work with community leaders to

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develop a formal neighborhood association. Such an organization would carry out the on-going long term tasks of monitoring and following-up on neighborhood revitalization activities and encouraging housing development through a neighborhood non-profit housing corporation and/or other housing development organizations. In order to fund the organization, property owners and renters could pay a small membership fee based on a sliding scale tied to income and housing tenure. This approach will be explored.

The Agency staff person assigned should also work with the community organization and City staff to prepare community development guidelines which are needed in the area to address such issues as density, architectural quality, historic preservation, structure size and massing, lot coverage, alleys, off-street parking, landscaping, and related development matters. Several of the design concepts developed by University of California, Davis' students are noteworthy and should be incorporated into the proposed design guidelines. Of particular interest are the ideas to better utilize alleys and areas in the center of residential blocks for increased open space, childrens' play areas and parking.

## CONCLUSION

The Southside Park neighborhood is a major asset in the central part of the City that cannot be duplicated. The historic, cultural, and residential character of the area must be preserved. The City should commit to retain the affordability of housing in the area while it improves and expands the mixed-income supply of housing there. The Agency is recommending a commitment of funds, staff, and a pledge to revise its rehabilitation program guidelines in order to address the housing needs in the area. Further, the Agency will commit to work with City Planning staff to review the zoning issues raised by RCHC. Finally, Agency staff will work with RCHC, community groups, neighborhood leaders, and property owners to form a neighborhood organization which can then take the lead to ensure that housing and neighborhood preservation efforts are completed.

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The Agency wishes to commend RCHC for its excellent study and looks forward to working with its staff, community groups, and City staff to contribute to preserving and enhancing the vitality and diversity of the Southside Park area.

## FINANCIAL DATA

The implementation of the Southside Park Strategy will have an impact on the Agency's budget in two ways. Firstly, up to \$2.6 million in 1990, and \$500,000 in 1991, of the 1990 TAB revenues would be allocated to a Southside Park Development Fund. The Agency would make loans from this fund to qualifying sponsors of housing development projects in the Southside Area. Depending upon the terms of each Development Loan Agreement it is expected that loan repayments would eventually replenish this fund. The funds will also be used to assemble sites for affordable housing development.

Secondly, it is recommended that the Agency hire a staff member on a part-time basis for up to nine months to coordinate the initial phase of the Southside Park Strategy. It is anticipated that the staff member would serve at the Assistant/Associate Planner level. A budgeted amount at this level, salary plus benefits, is approximately \$2,940 to \$4,265 per month. Thus, the budgeted amount for this proposed position for nine months at half-time would be \$13,230 to \$19,193 total. The specific funding for this position is included in a separate report.

It should also be noted that if the loan limits are raised from \$15,000 to \$33,500 for the Deferred Payment Rehabilitation Loan (DPRL) program, which is funded by the CDBG, there may be less total units rehabilitated under the entire program. However, the current lower loan limits are one reason for the lack of activity of this program in the subject area; raising the limits may increase DPRL loan activity in the area.

## ENVIRONMENTAL IMPACT

This is a policy action which is exempt from environmental review per:  
CEQA: Section 15378 (b)(3)  
NEPA: 24 CFR Part 58.34 (a)(2).

Any subsequent actions to acquire sites and construct or

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rehabilitate housing will be subject to further environmental review when specific sites are identified.

## POLICY IMPLICATIONS

Several new policies are recommended in this report, as follows:

1. Adoption of a policy to preserve and enhance the residential, historic and cultural character of the Southside Park neighborhood.
2. Creation of a Development Fund for a specific area that is not a designated Redevelopment nor CDBG target area.
3. Designation of a non-target area as a Neighborhood Preservation Area within which is a special target area which will have priority for allocation of housing project funds.
4. Evaluation and possible rezoning of several parcels to preserve residential uses in the Southside Park area, and implementation of a moratorium on office development in the study area.
5. Revision of loan limits and other guidelines of the Housing Rehabilitation Deferred Loan Program.
6. Provision of Agency assistance in the creation of a neighborhood organization in a non-target area which would carry out neighborhood preservation activities.
7. Provision of Agency staff to coordinate housing development activities in a non-target area.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of August 7, 1989 the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of

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the attached resolutions. The votes were as follows:

AYES: Amundson, Moose, Sheldon, Simon, Strong, Wooley,  
Wiggins, Yew  
NOES: None  
ABSENT: Pernell, Simpson

## RECOMMENDATION

The staff recommends that you adopt the attached resolutions: (1) adopting a policy to preserve and enhance the Southside Park area as residential; (2) allocating \$3.1 million of 1990 TAB funds to a Southside Park Development Fund; (3) designating the Southside Park area, bounded by "S" and "W" Streets and Third and Eleventh Streets as a Neighborhood Preservation Area with the neighborhood within "S" and "U" Streets and Third and Sixth Streets, identified as a special priority area; (4) directing City and Agency staff to analyze R-0 and C-2 zoning districts and recommend rezonings by the end of 1989 to preserve the residential and historic character of the area; (5) reviewing the possibility of placing a moratorium on any conversions of use from residential to commercial until completion of rezonings; (6) revising the guidelines on the Housing Rehabilitation Deferred Loan Program; and directing Agency staff to work with Southside residents to create a neighborhood association that will eventually take over neighborhood preservation coordinating functions in the area.

Respectfully submitted,



ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: John Molloy, (916) 440-1357

RES:JC:plf  
2379D

(15)



# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

## RESOLUTION RELATING TO THE SOUTHSIDE PARK AREA

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

Section 1: The area bounded by "S," "W," Third, and Eleventh Streets (Southside Park Area) is hereby designated as a "Neighborhood Preservation Area," and the area bounded by "S," "U," Third, and Sixth Streets is hereby designated as a special target area within which program resources will be focused on a priority basis.

Section 2: The Sacramento Housing and Redevelopment Agency is hereby authorized to allocated \$3.1 million of 1990 tax allocation bond funds to the Southside Park Area for site development, predevelopment costs, below-market interest rate loans for new construction and rehabilitation, and related housing development expenses.

Section 3: The Agency staff is hereby directed to analyze the effect that R-0 and C-2 zoning has upon housing in the Southside Park Area, and by the end of 1989, to present recommendations regarding a rezoning plan that would preserve and enhance mixed-income and historic residential uses.

Section 4: The Housing Rehabilitation Deferred Loan (DRDL) program guidelines shall be amended to increase loan amounts from \$15,000 to \$33,200, and to make other adjustments to the program to address needs in the Southside Park Area as necessary to implement this resolution.

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Section 5: Agency staff is hereby authorized to work with existing community organizations in the Southside Park Area to form a neighborhood association that will take responsibility for coordinating such activities as: preparing community development guidelines, encouraging development of mixed-income housing, and pursuing code enforcement and nuisance abatement.

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CHAIR

ATTEST:

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ASSISTANT SECRETARY

1100WPP(419)

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

## RESOLUTION RELATING TO THE SOUTHSIDE PARK AREA

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

Section 1: City staff is hereby directed to analyze the effect that R-0 and C-2 zoning has upon housing in the Southside Park Area, and by the end of 1989, to present to the City Council recommendations regarding a rezoning plan that will preserve and enhance mix-income and historic residential uses. Furthermore, City staff is directed to review the possibility of placing a moratorium on conversions of uses from residential to commercial and to reporting back with an ordinance if such a moratorium is deemed appropriate.

\_\_\_\_\_  
MAYOR

ATTEST:

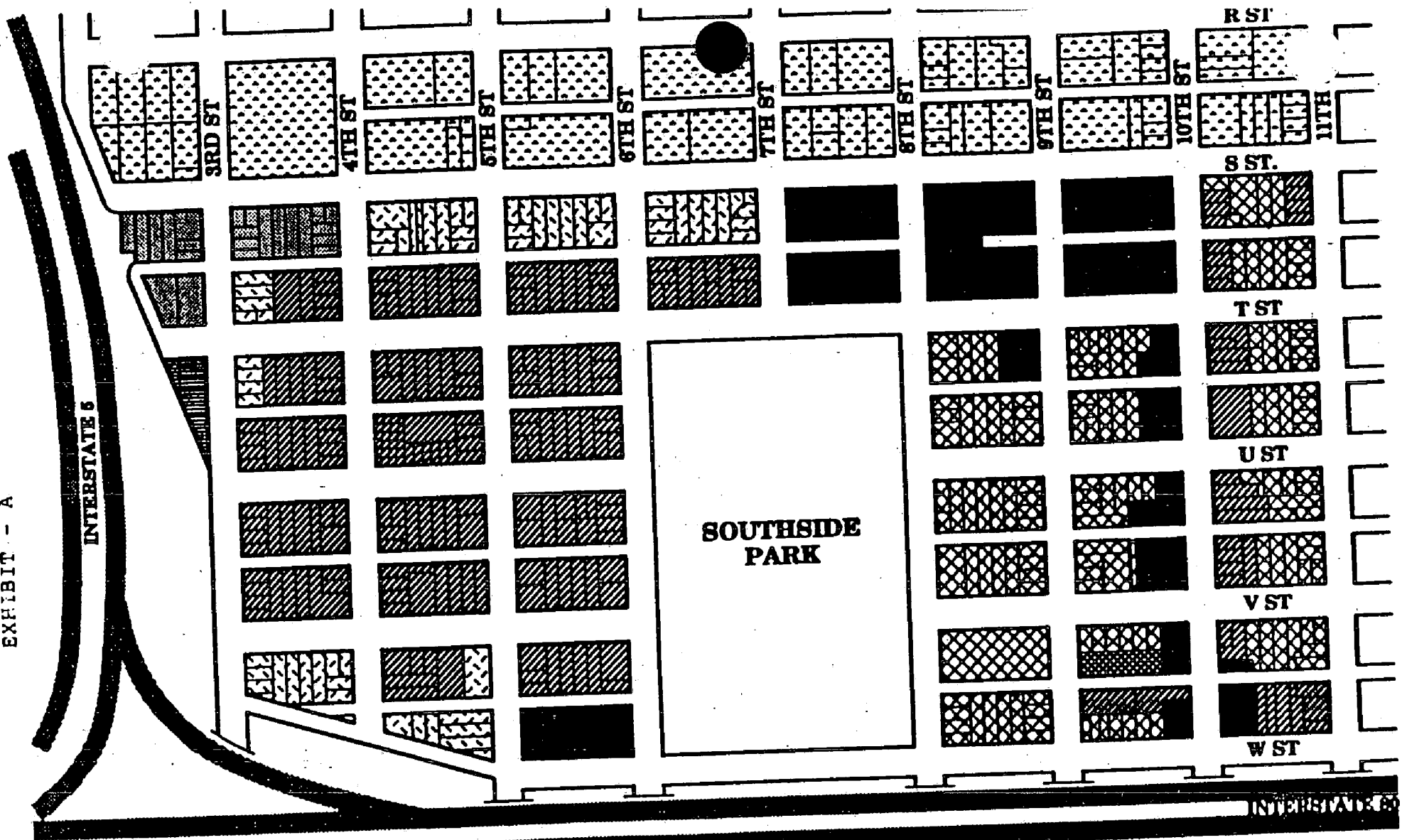
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CITY CLERK

1100WPP(420)

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FOR CITY CLERK USE ONLY









RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



# SOUTHSIDE NEIGHBORHOOD PRESERVATION STUDY

## EXISTING ZONING

-  R-1-B, Single Family
-  R-5, Heavy Density, Multi-Family
-  O-B, Office Building
-  C-2, General Commercial
-  R-3A, Light Density
-  R-O, Residential Office
-  C-1, Limited Commercial
-  C-4, Heavy Commercial

