



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



10

August 21, 1990

Budget and Finance Committee  
of the City Council  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Agency Resolution to Implement Del Paso Heights  
Neighborhood Improvement Project and Improvements to  
New Good Neighbors Child Care Facility

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 resolutions  
approving the contract to implement the improvements.

Respectfully submitted,

ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COMMITTEE:

JACK R. CRIST  
Deputy City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



August 21, 1990

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: Del Paso Heights Neighborhood Improvement Programs

## SUMMARY

This report regards the use of specially allocated funds (\$100,000) for projects which will have a positive impact on the image of Del Paso Heights. Staff requests authorization to:

- 1) enter into agreement with the City of Sacramento, Neighborhood Services Division, to provide a full time Code Enforcement Community Coordinator and half time clerical support for implementation of a Neighborhood Improvement Program; and
- 2) amend the Owner Participation Agreement (OPA) between the Agency and Good Neighbors Club to include additional funding for landscape and equipment improvements to the new Good Neighbors Child Care Center to be located at 701 Morey Avenue.

## BACKGROUND

In the summer of 1989, responding to concerns expressed by members of the Del Paso Heights Redevelopment Advisory Committee (RAC), the Redevelopment Agency of the City of Sacramento directed that tax increment monies be set aside for some function to be designated by the RAC which would improve the image of Del Paso Heights. This was adopted in conjunction with the approval of the Del Paso Heights Revitalization Strategy, and included designation of \$100,000 for implementation of a plan to be designed by the RAC.

In September 1989, a special RAC subcommittee was formed. After several months of meetings in which many options were presented and investigated, the subcommittee finalized their recommendations taking them to the full RAC and gaining approval on April 12, 1990. The funds were split for use on two separate and distinct projects;

8-28-90

D-2

**The Neighborhood Improvement Program**

The first proposal arose from concerns about the blighting effects of abandoned vehicles, the accumulation of trash and debris, and properties in general need of clean-up and repair. This led to development of a Neighborhood Improvement Program. The program provides a comprehensive, coordinated approach to the elimination of blight through aggressive nuisance abatement and hands on community participation. In addition, clean-ups will be organized one block at a time and will be based on individual action and the best traditions of neighbor helping neighbor. In the event that all efforts to gain voluntary participation at a particular residence fail, the code enforcement process will be initiated. This process includes the issuance of warning notices, required appearances at nuisance hearings, or issuance of citations. Vehicles may be towed and properties cleaned at the property owner's expense.

With the ultimate goal of increased citizen participation in the creation and maintenance of a cleaner, safer neighborhood, the RAC-sponsored Neighborhood Improvement Program looks to three key participants to implement the program; the RAC, City Neighborhood Services Division, and Agency staff. Their roles are defined in Attachment A of this document.

Staff is enthusiastic about the potential for positive action and success that this program represents. We feel that it will directly benefit the on-going nuisance abatement and redevelopment efforts in Del Paso Heights. Moreover, the project addresses the RAC's concerns regarding Del Paso Heights' image, offering a vehicle for positive image building activities and neighborhood involvement.

**Improvements to the Proposed Good Neighbors Child Care Center**

The second recommendation regards improvements to the Good Neighbors Child Care facility scheduled to break ground later this year. The project is being funded with tax increment monies which were set aside subsequent to a child care needs assessment and feasibility study completed in 1987. At that time, the Del Paso Heights RAC recommended the funds be allocated to the Good Neighbors Club of Del Paso Heights, for construction of a facility. On April 5, 1988, the Agency executed an Owner Participation Agreement (OPA) with the non-profit organization, appropriating \$226,000 of tax increment funds for construction of a child care center.

# **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency of the  
City of Sacramento  
August 21, 1990  
Page 3

The RAC feels it is important to show their commitment to the future by investing in children today. Their recommendation calls for new playground equipment to replace the existing old and, in some cases, unsafe equipment. The recommendation also calls for landscape improvements to the facility including an in-ground sprinkling system and the purchase of trees to provide shade. Staff requests authorization to amend the OPA with the Good Neighbors Club to include additional funding for these improvements.

## **FINANCIAL DATA**

The cost of funding the Neighborhood Improvement Program will not exceed \$75,000. These funds will provide one full-time Code Enforcement Community Coordinator, one half-time typist clerk, and necessary equipment. The positions will be for one year \$5,000 of that amount is earmarked for the development of brochures and posters and for community recognition/appreciation events.

The proposed allocation for improvements to the new Good Neighbors Child Care facility is \$25,000. This includes \$10,000 for purchase and installation of new playground equipment and the concrete walk surrounding the sandbox area. The remaining \$15,000 will be for landscaping and irrigation.

The full \$100,000 for both the Neighborhood Improvement Program and improvements to the Child Care Center was set aside in the 1989 Del Paso Heights budget, therefore no amendment to the budget is required as a result of projects proposed in this report.

## **POLICY**

The actions proposed in this staff report and the attached resolution are consistent with previously approved policy.

## **ENVIRONMENTAL REVIEW**

The Neighborhood Improvement Program is exempt from environmental review per CEQA Guideline, Section 15378(b)(3) and NEPA does not apply.

The Good Neighbors Child Care Project is subject to City environmental review. Actions funded by the Agency are exempt per CEQA Section 15301 Class 1.

# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

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

CONTRACT TO IMPLEMENT THE DEL PASO HEIGHTS  
NEIGHBORHOOD IMPROVEMENT PROJECT AND IMPROVEMENTS  
TO NEW GOOD NEIGHBORS CHILD CARE FACILITY

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

Section 1: The Executive Director is hereby authorized to execute an agreement in a form approved by Agency Counsel, to contract for services to implement the Del Paso Heights Redevelopment Advisory Committee's Neighborhood Improvement Project at a cost not to exceed \$75,000.

Section 2: The Executive Director is hereby authorized to amend the Owner Participation Agreement (OPA) to provide funding to improve landscape and equipment at the new Good Neighbors Child Care Center, at a cost not to exceed \$25,000, subject to Agency Counsel approval.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

share\reso\dphneigh.imp

FOR CITY CLERK USE ONLY

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

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

**Neighborhood Improvement Program**

**Participants and Roles**

**1. Del Paso Heights Redevelopment Advisory Committee (RAC)**

- o Work with Code Enforcement Community Coordinator to identify priority blocks and select neighborhood improvement theme;
- o Designate a RAC representative to accompany the Code Enforcement Community Coordinator in presentations to schools, churches, businesses, and other community groups;
- o Promote the program and its goals throughout the redevelopment project area; and
- o Coordinate neighborhood appreciation/recognition events.

**2. Code Enforcement Community Coordinator**

- o Work with the RAC to identify priority blocks, select a neighborhood improvement theme, and develop a work plan for the program year;
- o Provide information for development of hand outs, posters, and letters to tenants and owners. Make presentations to neighborhood schools, churches, businesses, and other community groups;
- o Send preliminary program information to property owners and residents;
- o Identify specific problem properties in targeted area;
- o Send specific requests for cooperation (letters) to tenants and property owners. Follow up by phone or in person when possible;
- o Send notices, issue citations, tow vehicles as necessary;
- o Monitor progress, maintain contact with participants, follow up with thank you letters or code enforcement action;
- o Report project status quarterly to the RAC.

**Neighborhood Improvement Program**  
**Participants and Roles**

SHRA Staff

- o Staff all RAC Special Program subcommittee meetings;
- o Work with RAC and Coordinator to identify priority blocks;
- o Provide technical assistance for development of hand-outs, posters and other promotional related items;
- o Assist Coordinator with initial development of presentation to special groups;
- o Monitor on-going project and progress; and
- o Sign off on fund disbursements.