



*Committee Report*

45

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

CITY MANAGER'S OFFICE

June 2, 1981

RECEIVED  
JUN 3 1981

City Council of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: Status Report on Planning Study for Stockton  
Boulevard and Similar Blighted Commercial Strips  
Within the City of Sacramento

The attached report was presented to the City Council on April 21, 1981. At that time, Councilman Connelly requested the matter be continued for approximately thirty days to allow for public input and notice by him of business persons from the Fruitridge Road and Stockton Boulevard area.

The thirty day continuance has expired and this matter has been rescheduled for the June 9, 1981 City Council meeting.

Respectfully submitted,

*William H. Edgar*

WILLIAM H. EDGAR  
Interim Executive Director

TRANSMITTAL TO COUNCIL:

*Walter J. Slupe*

WALTER J. SLUPE  
City Manager

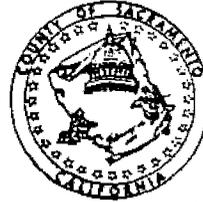
APPROVED *Cont 40*  
BY THE CITY COUNCIL

JUN - 9 1981

*6-23-81*

OFFICE OF THE  
CITY CLERK

6-9-81  
D-5 & D-6



## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council of the  
City of Sacramento  
Sacramento, CA 95814

Honorable Members in Session:

**SUBJECT:** Status Report on Planning Study for Stockton Boulevard  
and Similar Blighted Commercial Strips within the City  
of Sacramento

### SUMMARY

In reviewing the preliminary analysis for improvements of the Stockton Boulevard area, a decision must be reached by the City Council as to: (1) the desired amount of research, planning and rehabilitation to be carried out; (2) which additional area or areas of the City should be studied, if any; (3) who should perform such a study; (4) how will that Agency or department be funded; (5) what legal implications are involved such as, property owners' rights and responsibilities; and (6) the alternative methods of implementing the desired improvements. The Sacramento Housing and Redevelopment Commission recommends Option Five of this report; namely, that no action be taken due to the minor nature of repairs that could be implemented.

### BACKGROUND

At the request of the City Council, an analysis (Exhibit A) was presented to the City Council on December 29, 1979 as to the feasibility of creating a redevelopment project along Stockton Boulevard from Sacramento Medical Center to 22nd Avenue. A key observation in that report was that much of this area was already included within the Oak Park Redevelopment Project Area and as such, activities could be carried out if authorized and funded by the City Council and/or Redevelopment Agency.

Based on the March 5, 1980 recommendation of the Planning and Community Development Committee, the City Council on April 15, 1980 voted to continue to study the area utilizing the existing Oak Park Redevelopment Plan process and to explore Community Development Block Grant (CDBG) funding.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council  
Page Two

In early May 1980, City Council representatives and Mac Mailes, Assistant City Manager, visited Modesto to view a proposed improvement plan for a deteriorating neighborhood. A report from Mr. Mailes (Exhibit B) indicated that the Modesto plan had never been implemented. The report further pointed out the large number of deteriorating commercial strips in the City of Sacramento and the difficulty of selecting which strip should be considered first. The report also indicated the lack of available City or Agency staff to do the necessary research and planning, and the need to identify a funding source for said planning.

Subsequent to Mr. Mailes' report, Agency staff prepared a preliminary parcel-by-parcel analysis of properties along Stockton Boulevard from the Medical Center to 21st Avenue. Suggested facade improvements and tentative cost estimates were set forth. (Exhibit C). However, it must be pointed out that once a building permit has been taken out to repair the facade, there is the possibility that building inspectors may identify other code violations which the property owner would be obligated to correct at his expense. Once property owners are made aware of this possibility, they may be opposed to the grant program. This could become a major obstacle to any strip commercial revitalization program. The answer is to limit the grant program to painting, sign improvements in accordance with the adopted City Sign Ordinance, and minor repairs not requiring a building permit -- primarily, beautification projects.

### PLANNING CONSIDERATIONS

It has been suggested that an extensive evaluation and analysis of the major boulevards throughout the City such as Del Paso, Marysville, Franklin, Broadway, etc., should be accomplished in order to determine how the Stockton Boulevard project would fit into the overall revitalization priorities of the City prior to the implementation of any specific project. This study would also include an evaluation of how the selected strip commercial project and its required funding needs would compete with and relate to Project Area Committee (PAC) recommended priorities and funding needs for Oak Park, Del Paso and Alkali Flat as well as to the staffing and funding requirements of the Uptown, McClellan and Walnut Grove Redevelopment Projects. Legal research and analysis of property owners rights and/or obligations and the methods by which improvements for a selected area could be accomplished should also be studied.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council  
Page Three

## FINANCIAL DATA

The recent City Council allocations of tax increments in Oak Park and Del Paso has resulted in these project areas having approximately \$20,000 remaining as a contingency fund for 1981. Thus, it appears that any planning or rehabilitation assistance for commercial strips would have to be provided from contingency Community Development Block Grant funds.

## AVAILABLE OPTIONS

The following five options are suggested for consideration by the City Council:

1. The Agency's Management Study Report #4 will be recommending that the City Council and Board of Supervisors consider the possibility of having the planning functions pertaining to community development and housing activities carried out by the Agency staff. This would require the hiring of some planning personnel. If this proposal is eventually adopted by the City Council, the Agency could then perform the commercial strips analysis as outlined above.
2. Another option would be for the City Planning Department to prepare an analytical report on various deteriorated commercial strips with recommendations and guidelines for implementation of a specific plan for a specific area by the Redevelopment Agency. However, the staffing capacity for this study does not now exist in the City Planning Department.
3. A third option would be to continue revitalization activity in adopted redevelopment project areas based upon priorities jointly recommended by the Project Area Committees and the Housing and Redevelopment staff and Commission. This would permit beautification efforts for parts of Stockton Boulevard, Sacramento Boulevard and Broadway in the Oak Park area; parts of Rio Linda Boulevard and Marysville Boulevard in Del Paso Heights; and, part of 12th Street in Alkali Flat.
4. The fourth option would be for the City Council to designate Stockton Boulevard as a target area; provide \$80,000 of 1980-81 CDBG funds, primarily for painting, sign improvements, landscaping and minor repairs not requiring a building permit. This option would also permit the Agency to authorize staff to implement and supervise the program. If tentatively adopted, staff

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council  
Page Four

would meet with property owners and tenants to determine their interest in the program. Should more than 25% of those contacted oppose the program, it would be dropped since enforcement would be difficult, costly and time consuming.

5. Take no action whatsoever due to the minor nature of repairs suggested. These repairs may not have a sufficient impact on the area from either an economic or beautification point of view to justify the money and effort expended.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of April 6, 1981, the Sacramento Housing and Redevelopment Commission adopted a motion recommending Option No. 5. The votes were recorded as follows:

AYES: Fisher, Knepprath, A. Miller, B. Miller

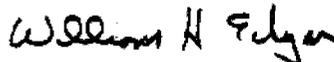
NOES: Luevano, Serna, Teramoto

ABSENT: Coleman, Walton

## RECOMMENDATION

Although staff had recommended Option No. 4 provided the Commission and the City Council were satisfied that sufficient benefit would be derived from the program when completed, the Commission recommended Option No. 5 as it felt a beautification program would not be lasting nor provide sufficient economic impact on the area.

Respectfully submitted,



WILLIAM H. EDGAR  
Interim Executive Director

TRANSMITTAL TO COUNCIL:

---

WALTER J. SLIPE  
City Manager

RESOLUTION NO. RA-\_\_\_\_\_

Adopted by the Redevelopment Agency of the City of Sacramento

ESTABLISHING FACADE REFURBISHMENT PROGRAM  
FOR CERTAIN PORTIONS OF STOCKTON BOULEVARD

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

Section 1. The Executive Director is authorized to develop a program to provide grants to property owners, in amounts not to exceed Two Thousand Dollars (\$2,000.00) for contiguous parcels of land, for the purpose of funding repainting and other minor refurbishment of facades of commercial structures on Stockton Boulevard which are listed on the attached Exhibit C, provided that no such activity shall be undertaken under such a program which would require the issuance of a building permit by the City of Sacramento under its current codes and standards. Further, all activity undertaken as a part of such program shall be subject to such guidelines as to the nature and amount of improvements as shall subsequently be enacted by this Board.

Section 2. The Executive Director is authorized to submit such a program as he may develop pursuant thereto to the owners and tenants, if any, of the properties listed on the attached Exhibit C for their comment. The Executive Director shall seek to obtain the approval of such proposed refurbishment in writing from each such owner and tenant, if any, of each contiguous parcel of land listed as other than "acceptable" on attached Exhibit C.

Section 3. The Executive Director is further instructed to abandon the development of such a program if he shall not succeed in obtaining the written approval of the owners and tenants, if any, of at least seventy-five percent (75%) of the parcels listed on the attached Exhibit C as other than "acceptable". For purposes of this section, the Executive Director shall be deemed to have obtained the approval of such refurbishment if he shall

receive the written approval of the owners of record and the approval of any tenants or other parties holding a legally identifiable property interest in the premises.

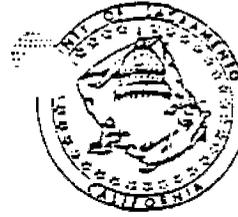
---

CHAIRMAN

ATTEST:

---

SECRETARY



## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

December 21, 1979

City Council of the  
City of Sacramento  
915 I Street  
Sacramento, CA 95814

**CITY GOVERNING BOARD**

PHILLIP L. ISENBERG, MAYOR  
LLOYD CONNELLY  
PATRICK B. DONOVAN  
BLAINE M. FISHER  
THOMAS R. HOEBER  
DOUGLAS N. POPE  
JOHN ROBERTS  
ANNE RUDIN  
DANIEL E. THOMPSON

Honorable Members in Session:

**SUBJECT:** Feasibility of Establishing a Redevelopment Project Along Stockton Blvd. (Item No. 32B, Meeting of October 16, 1979)

### COUNCIL DIRECTIVE

**COUNTY GOVERNING BOARD**

ILLA COLLIN  
C. TOBIAS (TOBY) JOHNSON  
JOSEPH E. (TED) SNEYDY  
SANDRA R. SMOLEY  
FRED G. WADE

Explore the need and feasibility for creating a Redevelopment Project along Stockton Blvd. from Sacramento Medical Center to approximately 22nd Avenue.

### EXISTING CONDITIONS

**EXECUTIVE DIRECTOR**

WILLIAM G. SELINE

P.O. Box 1834  
SACRAMENTO, CA 95809  
630 I STREET  
SACRAMENTO, CA 95814  
(916) 444-9210

Along Stockton Blvd. between 2nd Avenue to 22nd Avenue, there are a number of vacant buildings. However, most of these structures have a reasonably good appearance considering their age. A few appear in need of rehabilitation.

A great number of vacant lots along the boulevard tend to cause a depressing effect, yet they are reasonably clean and not cluttered with debris or bottles, with one obvious exception at the corner of Rosevelt Avenue and Stockton Blvd. (County area) where large quantities of junk has accumulated, perhaps placed there by the Ornamental Iron Works, Co. located across the Street.

Many of the small shops and businesses within this area have poor signing, some of which is illegal and could be corrected through enforcement of the City's Sign Ordinance. Some have unattractive exterior paint and no landscaping; however, these are not considered substantial blighting conditions. The businesses do provide useful and necessary services to the neighborhood.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council  
Page Two

December 21, 1979

Two converted service stations still have "island support struts" standing which should be removed for visual improvement. This could perhaps be accomplished through the existing "abandoned service station" ordinance.

Almost all of the residential structures in this area appear to be in average condition.

The Stockton Blvd. commercial strip is like many other commercial strips in the City, such as Franklin Blvd., Del Paso Blvd., Marysville Blvd. and Rio Linda Blvd., all of which are more in need of beautification than major improvements.

#### EXISTING PROJECT AND CITY-COUNTY JURISDICTIONS

The area from the East boundary line of Sacramento Medical Center to 14th Avenue on both sides of the street is already included in the Oak Park Redevelopment Project.

Fourteenth Avenue to 23rd Avenue on the West side of Stockton Blvd. lies within the County, not the City.

Fourteenth Avenue to 22nd Avenue on the East side of Stockton Blvd. is within the City. (See attached map) Where a proposed project lies within two jurisdictions, the Community Redevelopment Law allows one jurisdiction to carry out the project with the consent of the other.

#### POSSIBLE ACTIVITIES

- a) A Paint & Beautification Program for commercial structures, including landscaping and improved signing;
- b) Provision of rehabilitation loans or grants under a special program for facade improvements for a limited number of commercial structures;
- c) Assistance to property owners by arranging contacts with Small Business Administration, banks, real estate investors, State Office of Economic Development, etc.;
- d) Spot acquisition if required.

#### PLANNING OPTIONS AND FUNDING SOURCES

There appear to be three (3) approaches to accomplishing the above activities:

- 1) Area from 2nd Avenue to 14th Avenue: as this area lies within the Oak Park Redevelopment and C.D. area, any

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council  
Page Three

December 21, 1979

desired activities can be carried out through the provision of C.D. funds or Oak Park Tax Increments (very limited at this time). Support of the Project Area Committee would be important to the rehabilitation efforts. Stockton Blvd. activities should be included in the PAC's list of priorities for any given year. X

- 2) Area from 14th Avenue to 22nd Avenue, east side: could be designated as a Community Development Area. City Council could then appropriate C.D. funds to carry out desired activities. Voluntary acquisition is permitted but not condemnation.
- 3) Area from 14th Avenue to 22nd Avenue, east side: could alternatively be designated as a Redevelopment Survey Area, with planning to follow to determine if a Redevelopment Project is feasible. This designation may or may not lead to preparation of a Preliminary and a Final Redevelopment Plan. Spot acquisition could be accomplished even by condemnation. Funds for any planning or acquisition would have to come from C.D. or City General Funds.

SUMMARY

There appears to be no justification for the Agency to acquire vacant parcels as there is evidently no demand for these parcels by private enterprise. The exception to this might be the need to acquire a vacant parcel and an adjacent vacant building should there be a valid reason for assembling a larger site for development purposes. However, this is pure conjecture at this time. If there were such a need, a private developer could probably purchase and assemble the same parcels.

Expanding commercial development along Stockton Blvd. also does not seem appropriate at this time as a neighborhood Shopping Center Development has been planned for Oak Park at Sacramento Blvd. and Broadway for several years. No money has been made available to begin acquisition of that site so it is unlikely that funds would be provided on Stockton Blvd. for a competing center. The Sacramento Blvd. site is more centrally located, will benefit more people and thus commands a higher priority for funds.

RECOMMENDATION

Since the area from 14th Avenue to 22nd Avenue does not appear sufficiently blighted to warrant a Redevelopment Plan being prepared

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council  
Page Four

December 21, 1979

at considerable expense; and further considering that funds to implement a Redevelopment Plan would have to come from C.D. funds anyway, the logical and less costly approach would be to designate the area as a Community Development area. Improvements could then be accomplished in the same manner as in the 2nd Avenue to 14th Avenue area, as funds are made available. If this concept is adopted, the County could then be approached to extend its Fruitridge Pocket C.D. Boundary from 44th Street to Stockton Blvd.

The only disadvantage in not creating a Redevelopment Project is that tax increments could not be used to carry out public improvements within the project. However, since very little new development would likely be created, there would be very minimal tax increments produced anyway.

Respectfully submitted,



WILLIAM G. SELINE  
EXECUTIVE DIRECTOR

TRANSMITTAL TO COUNCIL:

---

WALTER J. SLIPE  
City Manager

Contact Person: Robert E. Roche

OFFICE OF THE CITY MANAGER

EXHIBIT B

MEMORANDUM

May 16, 1980

TO: Councilmember Lloyd Connelly  
Councilmember Lynn Robie  
Councilmember Dan Thompson

FROM: Mac Mailes, Assistant City Manager/Community Development

SUBJECT: Deteriorating Commercial Strips

The Modesto project appears to be almost completely transferable as far as it goes. However, it is not implementable as it stands. Some of the specific problems appear to be:

1. Advance Work: Many man-months of preparation must be invested to make the system work. In Modesto, this work was done by the City Planning Department. Given present staffing and workload, our Planning Department would not be able to add this project without serious disruption of current projects and priorities. Other departments are in similar circumstances. H.R.A. has no expenditure authority with which to work.
2. Area Selection: This wasn't an issue in Modesto because the site is well defined by physical characteristics and is the only site of its kind in the City. Here, we have deteriorating commercial strips scattered through the entire City. Each strip is significantly larger than Modesto's and tend to be much less well-defined in terms of "boundaries". Modesto's strip involves 10 blocks of frontage on all sides of 3 contiguous blocks plus a few parcels. Our deteriorating strips are much more linear and involve literally miles of potential clean-up. The selection of the first strip and selection of a portion of that strip could be difficult.
3. Ownership Patterns: The Modesto project is being carried out with a very high level of owner-occupants and relatively few owners. The owner-occupants were a major force in instituting the program. This City is in the reverse position; few owner-occupants, many owners, and virtually no expressed urgency from that body of owners.
4. Financing: Modesto has a very active Improvement District which helped finance the advance work and final design work. The owners have promised to pay for their own "paint-up, fix-up" work. The success of the whole project rests on their continued interest in, and ability to pay for, improvements. We have no assurances that the Modesto project will proceed any further at all. This is the key deficiency in the Modesto project. It may never actually be imolemented.

RECEIVED

MAY 19 1980

SACRAMENTO HOUSING  
& REDEV. AGENCY

(11)

This project was a subject of DDT discussion and the consensus was:

- A. The Modesto project represents about 2/3 of the job that needs to be done. Advance work and design are complete but no implementation work of any kind has been done.
- B. The City and H.R.A. should proceed very cautiously until further exploration has been completed.
- C. Funding sources for each phase should be at least tentatively identified before large amounts of time and effort are invested.
- D. Prop. 9 will be a significant influence.
- E. The staff should make an initial survey to determine:
  1. If there are any strips that contain a cohesive group of owners and/or occupants who could provide some impetus for a project.
  2. What size the initial increment should be.
  3. What level of deterioration would provide the highest likelihood of success.
  4. If a long strip could be broken into more manageable segments.
  5. The legal parameters within which implementation would have to occur.
  6. Available financing for advance work, design, and implementation.
  7. Structures through which to assure owner/occupant participation.
- F. Following the initial survey, the staff should be prepared to recommend a go/no-go decision as to the advance work.

Bob Roche is currently working on a survey of Stockton Blvd. which may have valuable application to this issue. That, combined with the Prop. 9 election, indicates that no action other than that listed above should be taken before the Council's budget hearings are completed.

Following the initial staff survey and the budget hearings, a report should be brought to the Council.

That report should include a work program and appropriate recommendations for financing and should be submitted to the Council about 30 days following final budget adoption.

---

Mac Mailes  
Assistant City Manager  
for Community Development

cc: DDT



PRELIMINARY SURVEY FOR FACADE IMPROVEMENTS  
STOCKTON BLVD., Y STREET TO 21st AVENUE

The attached preliminary survey sets forth recommended treatment for certain structures along Stockton Blvd. between Y Street and 21st Avenue and notes which buildings are presently acceptable and which parcels are vacant.

The type of improvements recommended are generally facade repairs, painting, window replacements, sign removals and replacement. In most cases, they are more in the nature of beautification and clean up as opposed to structural improvements.

Cost estimates are shown as a range at this time and are not to be considered firm until a detailed work write up is completed for each structure.

The survey estimates \$50,000 of repairs are needed. Staff and Agency overhead for a six month period would be \$16,965; contractors profit, permits and contingency totals \$13,000 for a total program cost of \$79,965.

June, 1980  
R. Roche



ROUGH SURVEY - STOCKTON BOULEVARD  
"Y" STREET TO 21st AVENUE

Page Two

REPAIR ESTIMATE

FACADES ONLY

252/25 /24	Church - acceptable Vacant	
293/14 12th /4 Ave. /6 & 7	Commercial - acceptable Commercial - old signs & paint Commercial - broken windows, hand-painted signs, abandoned sign pole (4 businesses - 3 vacant)	\$1,000 \$3,000 up
294/3 13th /21 Ave. /6 /7 /8 /9	Commercial - acceptable Commercial - vacant building, broken glass, minor repair, paint Commercial - vacant building, 3 businesses, minor repair & paint Commercial - minor repair & paint Commercial - acceptable Warehouse - paint	\$3,000 up \$1,500 - 2,500 \$1,500 - 2,000 \$1,500 - 2,000
101/19 14th /20 Ave. /22 /23	Commercial - acceptable Commercial - acceptable Commercial - acceptable Commercial - acceptable	
103/15 15th /16 Ave. /17 /18	Commercial - acceptable Commercial - acceptable Commercial - acceptable Commercial - acceptable	
171/11 16th /13 Ave. /14	Commercial - 3 businesses, minor repair & paint Commercial - acceptable Commercial - acceptable	\$1,000 - 1,500
192/11 17th /12 Ave. /13 /14 /15	Commercial - facade & overhang repair & paint Commercial - paint Vacant Commercial - acceptable Commercial - acceptable	\$2,500 - 3,000 \$500
194/9 Yosemite /27 Ave. /11 /12 /13	Commercial - acceptable Commercial - acceptable Commercial - acceptable Commercial - acceptable Commercial - acceptable	

EXHIBIT C

ROUGH SURVEY - STOCKTON BOULEVARD  
"Y" STREET TO 21st AVENUE

Page Three

REPAIR ESTIMATE

FACADES ONLY

253/5 Parker	Commercial - acceptable	
/6 Ave.	Apartment - paint, minor	\$500
/7	Commercial - acceptable	
/8	Commercial - acceptable	
/9	Vacant - weeds	
/10 & 11	Vacant - weeds & debris	
313/18 Roose-	Commercial - minor repair & paint	\$1,500 - 2,500
/20 velt	Commercial - paint	\$500
/21 Ave.	Warehouse - overhang deterioration, boarded window	\$3,000 up
/22	Commercial - acceptable	
Adjacent Lot	Excessive debris, concrete old pilings, etc.	
314/21 Baker	Substandard motel - weeds, paint, debris, hazardous	
Ave.		
193/3 2nd Ave	Commercial - acceptable	
south		
Fairgrounds	Excessive weed problem	
111/1 6th	Auto repair - extensive deterioration, junk, debris,	
Ave.	& old tires	
112/1 7th	Acceptable	
/54 Ave.	Acceptable	
113/1 8th	Acceptable	
/53 Ave.	Apartment - acceptable	
/55	Tire store - junk, debris, & old tires	
181/46 9th	Abandoned service station w/ island uprights & posts	
Ave.		
181/45 thru		
41	Acceptable	
182/41 thru		
35 10th	Acceptable	
Ave.		
241/33 11th	Vacant - weeds	
/32 Ave.	Acceptable	
/31	Acceptable	
/30	Acceptable	
/29	Vacant - weeds	
/28	Commercial - minor repair & paint	\$500 - 800
/27	Commercial - acceptable	
242/29 12th	Commercial - acceptable	
/28 Ave.	Commercial - acceptable	
/27	Commercial - paint	\$500
/26	Commercial - paint	\$500

ROUGH SURVEY - STOCKTON BOULEVARD  
"Y" STREET TO 21st AVENUE

Page Four

REPAIR ESTIMATE  
FACADES ONLY

242/25 Commercial - acceptable  
 /24 Commercial - acceptable  
 /23 Commercial - acceptable

243/18 13th Commercial - acceptable  
 /17 Ave. Commercial - acceptable

021/1 14th Parking - acceptable  
 /26 Ave. Acceptable  
 /25 Acceptable  
 /24 Acceptable  
 /23 Commercial - acceptable

110/1 15th Abandoned service station - substandard structure  
 /50 Ave. Acceptable  
 /49 Acceptable  
 /48 Acceptable  
 /47 Acceptable

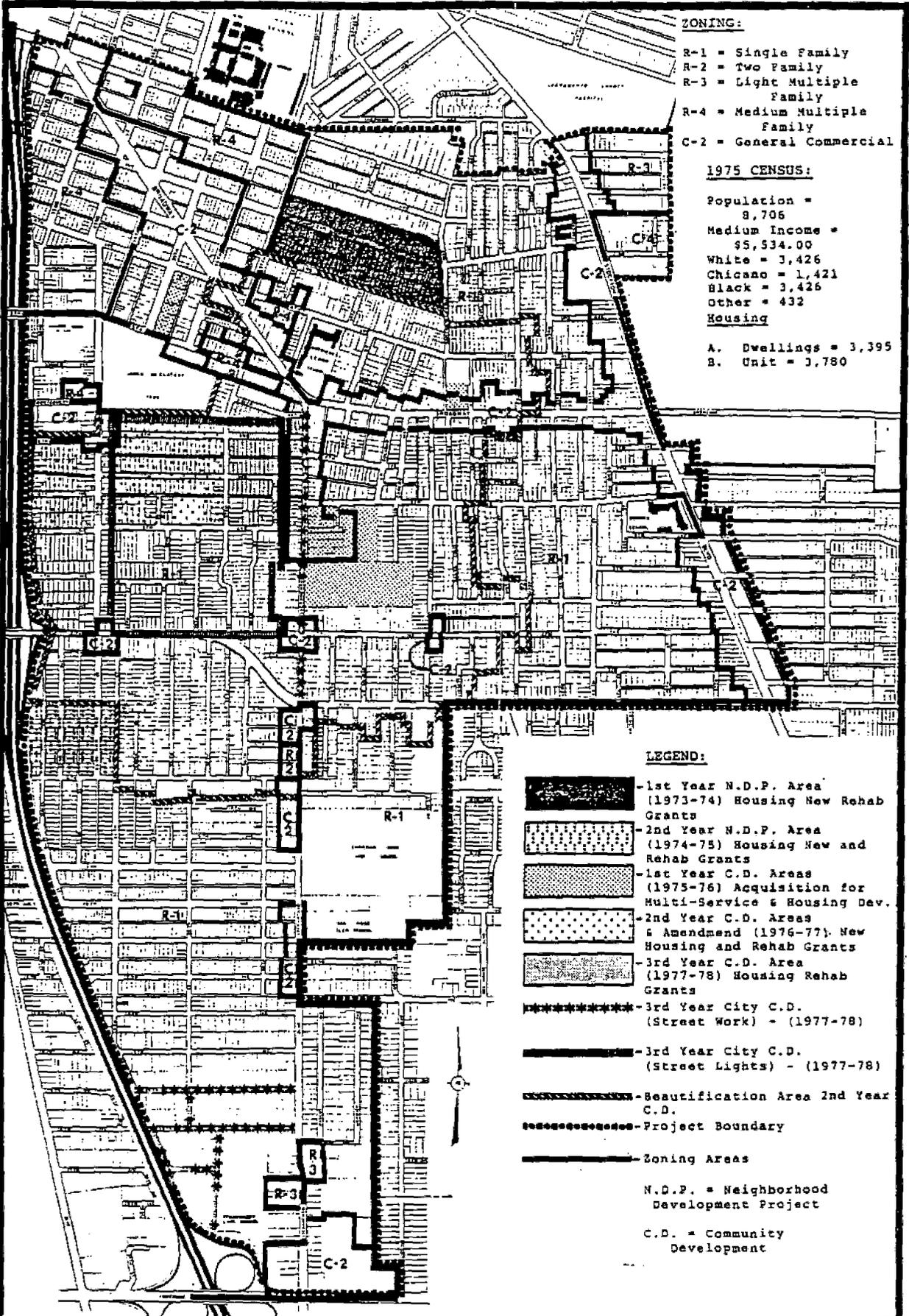
111/1 S.F. Commercial - acceptable  
 /2 Blvd. Parking  
 /19 Acceptable  
 /18 Acceptable  
 /17 Acceptable

201/31 thru  
 21 Roemer Acceptable  
 /33 Vacant - City owned - excessive weeds & debris

FINANCIAL DATA

	<u>Preliminary Facade Repair</u>
	Estimate \$47,500+
<u>Assuming a six month program</u>	Rounded to 50,000*
Tech I or Property Rehab Specialist (for work write-ups and coordination with property owners and contractors) \$1131/mo. x 6 mos. = \$6,786	\$ 6,786
Agency overhead - \$10,179	10,179
Contractors profit and overhead - 12%	6,000
Permits - 4%	2,000
Contingency - 10%	5,000
	<u>\$79,965</u>

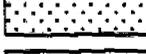
\* \$11,500 of these improvements fall within County area, not City.



**ZONING:**  
 R-1 = Single Family  
 R-2 = Two Family  
 R-3 = Light Multiple Family  
 R-4 = Medium Multiple Family  
 C-2 = General Commercial

**1975 CENSUS:**  
 Population = 8,706  
 Medium Income = \$5,534.00  
 White = 3,426  
 Chicano = 1,421  
 Black = 3,426  
 Other = 432  
**Housing**  
 A. Dwellings = 3,395  
 B. Unit = 1,780

**LEGEND:**

-  - 1st Year N.D.P. Area (1973-74) Housing New Rehab Grants
  -  - 2nd Year N.D.P. Area (1974-75) Housing New and Rehab Grants
  -  - 1st Year C.D. Areas (1975-76) Acquisition for Multi-Service & Housing Dev.
  -  - 2nd Year C.D. Areas & Amendmend (1976-77) New Housing and Rehab Grants
  -  - 3rd Year C.D. Area (1977-78) Housing Rehab Grants
  -  - 3rd Year City C.D. (Street Work) - (1977-78)
  -  - 3rd Year City C.D. (Street Lights) - (1977-78)
  -  - Beautification Area 2nd Year C.D.
  -  - Project Boundary
  -  - Zoning Areas
- N.D.P. = Neighborhood Development Project  
 C.D. = Community Development

**NOTE:**  
 2nd Year Scattered Sites Acquisition (1977-78)  
 There are approximately 1300 acres within the Oak Park Project Boundary.

Sacramento Housing and Redevelopment Agency

## Oak Park Development

revised: 5-11-75 arriola