



APPROVED
BY THE CITY COUNCIL

NOV 25 1997

OFFICE OF THE
CITY CLERK

5.1

November 19, 1997

City Council
Sacramento, California

Honorable Members In Sessions

**SUBJECT: AMENDMENTS TO THE CITY OF SACRAMENTO COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM**

LOCATION AND COUNCIL DISTRICT - Del Paso Heights, District 2

RECOMMENDATION

Staff recommends adoption of the attached resolution which:

- Amends the 1996 and 1997 Community Development Block Grant (CDBG) Program to reprogram funds for new or amended projects;
- Authorizes the Agency and City of Sacramento to amend the Memorandum of Agreement for the North Avenue School Park Improvements Project and the Mama Marks Park Tree Project;
- Authorizes the Executive Director to execute contracts with Del Paso Heights School District for the Parent and Community Literacy Center Modular Building;
- Authorizes the Executive Director to execute contracts with Ms. Barbara's ABC Learning Center for development and operational assistance;
- Amends the City of Sacramento and Agency budgets to reflect CDBG amendments.

CONTACT PERSON

John Dangberg, Director, Community Development, 440-1357

FOR COUNCIL MEETING OF November 25, 1997

SUMMARY

This report recommends reprogramming \$96,000 from 1996 and 1997 CDBG projects to fund the following projects:

- Mama Marks Park Tree Project
- North Avenue School Park Improvements
- Parent and Community Learning Center at Del Paso Heights School
- Ms. Barbara's ABC Learning Center

DEL PASO HEIGHTS REDEVELOPMENT ADVISORY COMMITTEE (RAC) ACTION

At its meeting of October 9, 1997, the Del Paso Heights RAC recommended adoption of the attached resolution. The votes were as follows:

- AYES: Colbus, Echols, John, Loree, Mack, Moore, Olivares, Short, Smith,
NOES: Harrison
ABSENT: Perlberger, Vue

COMMISSION ACTION

At its meeting of November 19, 1997 it is anticipated that the Sacramento Housing and Redevelopment Commission will recommend approval of the attached resolutions. In the event they fail to do so, you will be advised prior to your November 25, 1997 meeting.

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BACKGROUND

Staff is recommending reprogramming 1996 and 1997 CDBG funds to specific capital improvement projects in Del Paso Heights. This recommendation follows several months of concerted committee work and community outreach by staff and RAC members. Recommended new projects are as follows:

Mama Marks Park - \$2,000

Funding will provide for the purchase and planting of 8-24 inch square shade trees costing approximately \$250 each. The addition of the shade trees is recommended as a way to enhance the useability of the park and encourage more family use of this neighborhood resource.

North Avenue School Park-Improvements - \$20,000

The park at North Avenue School is open to the public during non-school hours and maintained through a joint use agreement between the Del Paso Heights School District and the City. Due to the high use of the park after school and on weekends, and responding to community and school requests, funding for the installation of four drinking fountains in the park is recommended. Drinking fountains normally cost about \$3,000 installed, however, because North Avenue School does not have an existing potable water supply, the cost to install the first of the four fountains can be as high as \$8,000, depending on the location chosen for the fountain and distance to water and drain connections. Additional funding is for the installation of shade trees in the park. The size and number of trees will be determined cooperatively between the school and City. Any remaining fund balance is recommended for the purchase and installation of fencing along the north boundary of the park.

Parent & Community Literacy Center at Del Paso Heights School - \$32,000

The Del Paso Heights School District seeks fund for the purchase of modular building to house the Parent and Community Literacy Center. The Center will provide for adult education classes focusing on literacy and technology, space for School Site Council and parent-teacher meetings, a school library, and a public meeting space. The School District is providing the installation and infrastructure for the modular building at a cost of \$25,000.

Ms. Barbara's ABC Learning Center - \$42,000

Ms. Barbara's ABC Learning Center is responding to the anticipated critical need for child care in the neighborhood, particularly with regard to welfare reform. The Learning Center will be located at Mt. Olive Church on Rio Linda Boulevard in unused classroom, multipurpose room, and outdoor space which will be leased for the exclusive use of the Learning Center (see proposal shown as Attachment I). Operated as a non-profit business, the Learning Center will serve low-income children and their families. The owner/operator, who grew up in Del Paso Heights, has invested nearly \$30,000 in developing this important community project. Approximately \$32,000 will fund playground improvements, play apparatus, fencing, driveway slurry seal, and safety retrofits at the site. Project funding breakdown is attached as Exhibit A.

Additionally, \$10,000 will be appropriated to the project for business start-up and operational expenses. As a condition of this grant, Ms. Barbara's ABC Learning Center must create a minimum of 7 jobs and:

- 1) offer the jobs to welfare recipients transitioning to self-sufficiency or to other low-income residents of the area;
- 2) provide the necessary child care provider training to those hired;
- 3) provide at least 40 and up to 50 child care slots.

Funding for these projects is recommended for the following:

FINANCIAL CONSIDERATIONS

The recommended action will authorize the Executive Director to amend the Agency budget and the 1996 and 1997 CDBG programs and reprogram \$86,000 to new capital improvement projects as described in the summary portion of this report. In addition, \$10,000 in 1996 CDBG funds, previously appropriated for technical assistance on economic development projects, will be reprogrammed to the neighborhood economic development initiative at Ms. Barbara's ABC Learning Center.

| | |
|---|-----------------|
| Reprogram from: | |
| 1996 Del Paso Heights Park Improvements (partially defunded) | \$6,143 |
| 1996 Economic Development Technical Assistance | \$10,000 |
| 1997 Del Paso Heights Capital Improvements Projects (cancelled) | \$79,857 |
| Total: | \$96,000 |
| Reprogram to New Projects: | |
| Parent & Community Literacy Center at Del Paso Heights School Modular building | \$32,000 |
| North Avenue School Park Improvements Drinking fountains, trees, fencing | \$20,000 |
| Ms. Barbara's ABC Learning Center Improvements Playground, play apparatus, fence, safety retrofits, slurry seal, economic development initiative activities | \$42,000 |
| Mama Marks Park Trees | \$2,000 |
| Total: | \$96,000 |

POLICY CONSIDERATIONS

These projects are consistent with the goals identified in the 1991 Del Paso Heights Revitalization Strategy Update and assist in meeting the City's community development objective of improving neighborhood quality. The improvements to public facilities allow for activities which will directly benefit this low-income neighborhood. The projects meet the national CDBG objective of assisting low- and moderate income neighborhood and persons. The actions of job creation, training, and other economic opportunities for welfare recipients or low-income residents are consistent with the Agency's role articulated in the "Framework for Comprehensive Welfare Reform Planning Report," presented to Council on October 7, 1997.

ENVIRONMENTAL REVIEW

The proposed actions are exempt from CEQA per Guidelines Sections 15301, 15303, 15311. The projects have been or will be submitted for individual review in accordance with local permitting requirements and NEPA regulations prior to funding.

City Council
Sacramento, California
November 19, 1997
Page 6

MBE/WBE

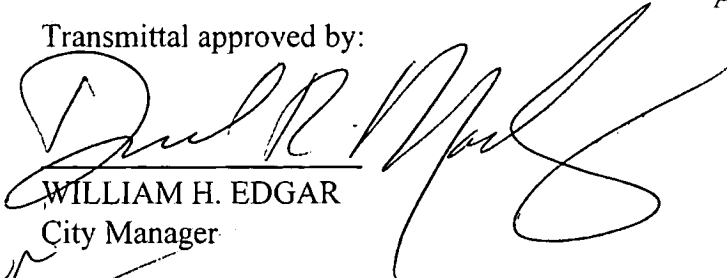
The Agency's Minority and Women's Business Enterprise goals and policy will be applied to all applicable projects.

Respectfully submitted by,

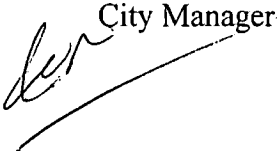


ANNE M. MOORE
Acting Executive Director

Transmittal approved by:



WILLIAM H. EDGAR
City Manager



APPROVED
BY THE CITY COUNCIL

NOV 25 1997

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-651

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AMENDMENTS TO THE CITY OF SACRAMENTO 1996
AND 1997 COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED PLANS AND AGENCY BUDGET; CANCELLING
DEL PASO HEIGHTS PARK IMPROVEMENTS AND CAPITAL
IMPROVEMENTS; CONTRACT WITH SACRAMENTO HOUSING
REDEVELOPMENT AGENCY, DEL PASO HEIGHTS ELEMENTARY
SCHOOL DISTRICT, AND MS. BARBARA'S LEARNING CENTER**

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

Section 1. A public hearing having been held, the 1996 and 1997 Community Development Block Grant (CDBG) Final Statements and the Agency Budget are amended to transfer Six Thousand One Hundred Forty Three Dollars (\$6,143) from the Del Paso Heights Park Improvements (1996), transfer Seventy Nine Thousand Eight Hundred Fifty Seven Dollars (\$79,857) from Del Paso Heights Capital Improvements (1997), and transfer Ten Thousand Dollars (\$10,000) from Economic Development Assistance to appropriate the funds to the following new projects: Parent and Community Literacy Center Modular Building at Del Paso School (\$32,000); North Avenue School Park Improvements (\$20,000); Ms. Barbara's ABC Learning Center Improvements (\$42,000) and; Mama Marks Park Trees (\$2,000).

Section 2. SHRA and the City Manager are authorized to amend the Memorandum of Agreement for North Avenue School Park Improvements and Mama Marks Park Trees in accordance with Section I and the staff report which accompanies this resolution.

Section 3. --The City Manager is authorized to accept the allocations of CDBG funds described in Section 1 for North Avenue School Park Improvements and Mama Marks Park Trees, and to make related appropriations for such projects.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 4. SHRA is authorized to enter into subrecipient agreements with Del Paso Heights School District and Ms. Barbara's ABC Learning Center for the purposes and on the terms described in the staff report which accompanies this resolution.

MAYOR

ATTEST:

CITY CLERK

f:\kj\staffres\dana\97cdbg.7

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Ms. Barbara's ABC Learning Center
920 Los Robles Boulevard, Sacramento, Ca 95838
Mailing Address - P.O. 38482 Sacramento, Ca 95838
(916) 564-7946

September 5, 1997

Mr. John Dangberg,
Community Development Director
Sacramento Housing and Redevelopment Agency
630 I street
Sacramento, Ca 95814

RE: Ms Barbara's ABC Learning Center

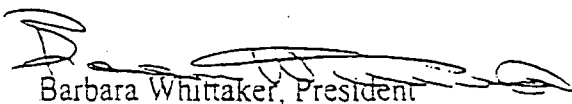
I am submitting this formal request to have Ms. Barbara's ABC learning Center project considered for funding assistance through the Sacramento Housing and Redevelopment Agency.

I am proposing to establish a children's learning center in Del Paso Heights which will provide quality day care for this community. The center will be located at Mt. Olive Baptist Church, 920 Los Robles Blvd., where Eugene Washington is the pastor. The church has a large multi-purpose room (approximately 2100 Sq. Ft.) along with a nursery, a fully equipped kitchen and more than adequate parking and play area that is completely fenced. As the attached project description denotes, I have developed a well thought-out plan to bring much needed child care services to Del Paso Heights.

I believe this to be exactly the kind of program that you organization can take pride and confidence in helping to initiate. The need for child care in Del Paso Heights and the surrounding communities is well documented. I have developed a very comprehensive business plan and curriculum that has been reviewed favorably by Sacramento Housing and Redevelopment Staff. Additionally I have established a collaborative relationship with the Mutual Assistance Network, the Firehouse staff, and various community organizations such as the Del Paso Heights Redevelopment Advisory Committee, the Terrace Manor Association and the Heights Residents Working Together.

I urge you to consider the viability of financing this project as an appropriate way for the Sacramento Housing and Redevelopment Agency to invest for the benefit of the children and families of Del Paso Heights. I look forward to discussing this project with you in person at your earliest convenience.

Sincerely,


Barbara Whitaker, President

Mission Statement

The mission of Ms. Barbara's ABC Learning Center is to enhance the child's intellectual skills by providing a learning environment that encourages children to explore, experiment, question and gain mastery through experience. The staff of the Center is committed to providing a supportive social and emotional climate that enhances the child's' understanding of themselves as individuals and in relation to others.

Organizational History

As an organization, Ms. Barbara's ABC Learning Center has invested many months developing a solid relationship with the community of Del Paso Heights, through research, planning and participation with the Redevelopment Advisory Committee. We also participated with the Del Paso Heights Strawberry Manor Neighborhood System, developed through the Mutual Assistance Network. The organization has been dealt something of a setback recently, when it was decided that this program would not be part of a new business center, scheduled for development and construction on Marysville Blvd. Another site at Altos and Grand Avenue was identified as a possibility, but the financial obligation for start up was not available. The Board of Ms. Barbara's ABC learning Center continues to demonstrate its resolve to locate in Del Paso Heights.

Project Description

Ms. Barbara's ABC Learning is designed to provide a quality environment for children from all ethnic and cultural backgrounds. We will provide them an opportunity to unfold and develop their full potential while encouraging their intellectual, social, emotional, physical and creative growth.

With a planned opening in January 1998, The center will provide child care and an enriched learning environment for up to 50 children ages 2 to Kindergarten residing in Del Paso Heights.

Through the nurturing of a safe and simulating environment, the staff will be devoted to the development of each child. Children will be provided with security and warmth, together with a range of developmental opportunities designed to help each child begin making the adjustments that will aid in his/her academic and social development. This will include: structured opportunities for interaction to work and play independently and in groups. The program is designed to stimulate an appreciation for learning, respecting others, development of cognitive skills, self expression and imagination; and individual attention to each child's strength and needs, leading to their promotions as whole persons.

Project Needs

We are all too aware of the enormous challenges faced by this community as it prepares for Welfare Reform. It has been widely acknowledged an instrumental link in removing one of the major barriers to self-sufficiency is: **Child Care**. With over 2,800 households receiving AFDC

in the neighborhood of Del Paso Heights, we expect our facility to be highly utilized as scores of parents enter training or employment.

Currently there are over 6,700 children between the ages of 6 months and 12 years who live in the zip code area of 95838 and a current child care capacity of 483. Without quality child care - both available and affordable, few parents will ever be able to achieve and or sustain their economic independence. Some will face harsh economic consequences, once their AFDC grants ends.

The parent/caregivers primarily targeted by the services offered through Ms. Barbara's ABC learning Center will be those residing within the 95838 zip code, in the neighborhood known as Del Paso Heights, who are likely to be impacted by Welfare Reform. We would anticipate that these clients would have the first priority for available child care slots and that at least 80% of our client base would consist of these residents, the decision to target this group was driven by our preliminary analysis of the needs of the community drawn from information provided us by Child Action and SETA/Head Start.

Ms. Barbara's ABC Learning Center will offer an unprecedented level of enrichment to children who are often forced to thrive in the most daunting of circumstances. We expect that many of these children will come to us from homes mired in poverty and despair. These families will need the type of support and encouragement on a daily basis, that will be the hall mark of the service we will provide. Additionally, we want to contribute to a more positive business environment in Del Paso Heights, by setting high standards for quality in building and program design. We believe our success will provide an anchor and inspiration for other to invest in this community. We will be a good neighbor committed to embracing every challenge that is Del Paso Heights.

Goals and Objectives

The specific objectives for the organization will include the following:

- Open the center with a minimum enrollment of 35 children.
- Provide infant care approximately six months after opening.
- Increase the enrollment by a least 10% monthly until full enrollment is achieved.
- Provide a top quality learning and child care environment to children of Del Paso Heights, focusing particularly on those who reside in households impacted by Welfare Reform and:
- Provide employment opportunities for residents in this community, who have received training as childcare teachers and providers.

Work Plan/Timelines

- Sign Lease Agreement Sept 97
- Submit Licensing Package to Department of Social Services Sept - Dec 97
(approx. 60-90 days for processing)
- Submit Special Permit Request to City of Sacramento Sept - Nov 97
(approx. 30-45 days for processing)
- Pre-enrollment applications Oct - Dec 97
- Marketing/Advertisement Sept 97
- Order Equipment/furniture/supplies Sept - Dec 97
- Interview/hire Teachers Sept - Dec 97
- Staff training and Orientation Dec 97
Set up Center
- Ms. Barbara's ABC Learning Center will open for Business Jan 98

Expected Results

- To provide a learning environment which will allow the children to grow and develop to start on their way to becoming a whole person.
- To provide quality child care which will provide parents the opportunity to become self-sufficient.
- Provide entry level employment opportunities which will lead to promotions with continued education in the field of Early Childhood education.
- Encourage other businesses to develop in Del Paso Heights.
- Provide out-reach services and information for parents.

Evaluation Methodology

The Executive Director of the Center will work closely with the Board of Directors in developing and maintain the curriculum that is relevant and reflective of the needs of the population.

Have staff and program resources reflective of the racial and ethnic population of the children in the program.

We will be requesting on-going evaluation from the parents and the community at large to provide us input on the service we will be providing. Include parents in curriculum development and have them serve as resource persons.

Observe, record and evaluate each child's growth and development to plan activities to suit individual needs.

Maintain full enrollment for an extended period of time and establish a waiting list of potential clients.

*Ms. Barbara's ABC Learning Center
920 Los Robles Blvd.
Sacramento, CA. 95838
(916) 564-7946*

September 3 1997

TO: Ted Smith, Chair/Donna Melendez, SHRA
Planning/Special Projects Subcommittee Members

FROM: Barbara Whittaker, President: Ms Barbara's ABC Learning Center

SUBJECT: Revised Request for Funding for Improvements for Day Care/Learning Center

As requested from the meeting on August 7, 1997, I am providing the following revised request for funding from the CDBG funds.

TUFF-KIDS PLAY APPARATUS \$14,000.00
Installation/Labor, Surface Material, Gravel & concrete \$ 5,000.00

EQUIPMENT RENTAL, LEVELING, REPAIRING AREA, LANDSCAPING, AND GRAVEL. \$ 8,000.00

INSTALLATION OF 16 FT. WROUGHT IRON FENCE \$ 600.00
NOTE: THIS PRICE INCLUDES PARTS & LABOR

S LURRY SEALING \$ 290.00

SAFETY RETROFITS (QUESTIMATE) \$ 4,500.00
City fire inspections requirements and upgrades to be identified. Screen covers, lock boxes for outside electrical and gas fixtures. Conduit for exposed cables and wiring. Two 4x4 Holes in foundation large enough for a small child to crawl under the church will need to be filled and patched.

TOTAL REVISED REQUEST \$32,000.00

Ms. Barbara's ABC Learning Center

If approval is granted the funding would be used for the following itemized list:

| | <u>Unit Price</u> | <u>Total Price</u> |
|---|-------------------|--------------------|
| City of Sacramento Permit Fees | Approximately | <u>\$2,000.00</u> |
| BECKLEY-CARDY | | |
| 2 Tables & Chairs w Stools | \$144.00 | \$ 288.00 |
| 2 Stools | \$ 74.00 | \$ 148.00 |
| 1 Storage units with space for 25 totes each | \$540.00 | \$ 1,080.00 |
| 2 Hutches, ranges, sinks, and refrigerators | \$689.00 | \$ 1,378.00 |
| 9 30x60 rectangular table (seats 6) | \$112.00 | \$ 1,008.00 |
| 2 48x72 Kidney shapes tables (seats 8) | \$163.95 | \$ 327.90 |
| 4 Teacher chairs | \$ 27.95 | \$ 111.80 |
| 52 Totes | \$ 3.95 | \$ 205.40 |
| Miscellaneous Manipulative, Arts & Crafts, Active and block play equipment | | <u>\$ 750.00</u> |
| SUB-TOTAL | | \$4,543.00 |

**Note: These prices are from the catalog and *does not* include tax, shipping and handling
I am waiting on a call from local distributor. **

| | | |
|------------------------|----------|-------------------|
| DETMERS | | |
| 4 Trikes | \$149.95 | \$ 599.80 |
| 2 Big Wheels | \$149.95 | \$ 299.90 |
| 1 Carry-all | \$219.95 | \$ 219.95 |
| 1 Scooter | \$149.95 | \$ 149.95 |
| SUB-TOTAL | | <u>\$1,187.60</u> |
| Includes tax & freight | | |

**Note: See attached fax. An additional 5% discount which will reduce the total
cost to \$1,135.42

KRICKET PRE-SCHOOL PRODUCTS CO., INC.
SEE ATTACHED QUOTE

| | | |
|---------------|--|--------------------|
| SUB-TOTAL | | <u>\$2,223.72</u> |
| TOTAL REQUEST | | \$10,953.00 |

Please advise me of any additional information required for approval and the time frames for processing this request.
The vendors are requesting 4-6 weeks notice for the products to be available and delivered.

Along with this request I am in the process of writing grant proposals and will be submitting several other request for
funding (loans and grants) to other private and public agencies.

CC: Vickie Cook, SHRA
Mark Hecky, Associate Planner, SHRA.
Donna Melendez, Associate Planner, SHRA
Board Members: Ms. Barbara's ABC Learning Center



U.S. Department of Housing and Urban Development

Pacific/Hawaii
California State Office
450 Golden Gate Avenue
San Francisco, California 94102-3448

September 2, 1997

Ms. Christine Groth, Senior Planner
Sacramento Redevelopment Agency
P.O. Box 1834
Sacramento, CA 95812-1834

Dear Christine:

SUBJECT: Eligibility of Purchasing Playground Apparatus and
Funding Safety Retrofits for a Private, Non-Profit (Secular)
Child Care Center Located on Church Property

Our office has completed its review of your August 26, 1997, letter regarding the proposed acquisition and installation of playground apparatus for a private, non-profit day care center, which is now leasing space from a church. Funds would also be used for landscaping, play area improvements and safety retrofits.

Based upon your letter, we have determined that the proposed activities are eligible. The County must, however, ensure that the facilities are for the exclusive use of the child care center and will not be used for any church-related functions. As I stated in our previous conversations, CDBG assistance may not be used for religious activities or provided to primarily religious entities for any activities, including secular activities.

If you have any questions, please contact Sandra L. Peters, Sr. CPD Representative at (415) 436-8487.

Very sincerely yours,

A handwritten signature in cursive script, appearing to read "Jimmy L. Prater".

for Jimmy L. Prater
Deputy Director
Community Planning and
Development Division

Ms. Barbara's ABC Learning Center
SOURCES AND USES TABLE

| SOURCES | | USES | |
|----------------|--------------------|---|--------------------|
| CDBG | \$42,000.00 | Capital Improvements/Start-Up/Operating Expenses (playground, play apparatus, slurry seal, fencing, safety retrofits, equipment, furnishings, fees/permits) | \$42,000.00 |
| APPLICANT | \$30,000.00 | Equipment and Supplies (computer, van, promotional materials, active play equipment, toys, books, kitchen and classroom supplies) | \$30,000.00 |
| TOTAL | \$72,000.00 | TOTAL | \$72,000.00 |

B\MSBARBI.WPD

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY
630 I STREET
SACRAMENTO, CALIFORNIA



Fax No.

FAX TRANSMITTAL

| | |
|---|--|
| TO: <i>Carolyn</i> | Number of Pages: <i>2 ~ INCLUDING COVER</i> |
| COMPANY: <i>City Records</i> Department: | FAX #: <i>264-7672</i> Phone: |
| From: <i>JOAN ROBERTS</i> | Phone: <i>440-1363</i> Mall Code: <i>C-36</i> |
| Department: <i>AGENCY CLERK</i> | Fax #: <i>441-1197</i> |
| Date: <i>11-18-97</i> | Transmitted By: |

- SPECIAL ATTENTION
- For your information.
- Review and get back to me by _____
- Review and forward to _____
- Original will follow by _____

REMARKS:

*Confirming items
for 11-25*

Items for Nov. 25, 1997

Public Hearings - 2:00 p.m.

1. Amendment to the City of Sacramento Community Development Block Grant Program (D-2)
 - a. City Resolution Approving Amendments, Contract and Proposed Funding
2. 1998 Sacramento Housing and Redevelopment Agency Budget (City)
 - a. Agency Resolution Approving Budget
 - b. Authority Resolution Approving Budget
 - c. City Resolution Approving Budget

Staff Reports - 2:00 p.m.

3. Residential Hotel Policy (City)
 - a. Agency Resolution Approving Policies, Amending Merged Downtown Redevelopment Area Implementation Strategy, Owner Participation Rules, Agency Environmental Procedures and Adopting Residential Hotel Replacement Housing Program
 - b. City Resolution Directing City Staff to Modify Building code and Zoning Ordinance Regarding Residential Hotel Issues
4. Agency's Minority/Women Business Enterprise Program (City)
 - a. Agency Resolution Approving Program Revisions and Budget Amendment
 - b. Authority Resolution Approving Program Revisions and Budget Amendment