



APPROVED  
BY THE CITY COUNCIL

APR 28 1998

OFFICE OF THE  
CITY CLERK 1231 I STREET

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JACK CRIST  
DEPUTY CITY MANAGER

CITY OF SACRAMENTO  
CALIFORNIA

NEIGHBORHOODS, PLANNING AND  
DEVELOPMENT SERVICES DEPARTMENT

April 18, 1998

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: INCREASED FUNDING FOR HOUSING AND DANGEROUS BUILDING  
ACTIVITIES**

**LOCATION AND COUNCIL DISTRICT: Citywide**

**RECOMMENDATION:**

This report recommends that the City Council adopt the resolution transferring \$350,000 from General Fund Administrative Contingency to the Housing and Dangerous Buildings operating budget to provide for the continued demolition of dangerous buildings during this fiscal year.

**CONTACT PERSON:** Brad Boehm, Chief Building Official, 264-5956  
John Krefl, Administrative Analyst, 264-5930

**FOR COUNCIL MEETING OF:** April 28, 1998

**SUMMARY:**

Additional funding is needed to continue securing or demolishing unsafe buildings for the duration of the fiscal year. Staff are pursuing various options to alleviate these budget problems in future years.

This report also transmits the list of Councilmember comments and comments from the public who testified at the Council workshop on April 14, 1998 concerning Neighborhoods, Planning & Development Services Department re-engineering.

**BACKGROUND:**

The existing budget to secure or demolish dangerous buildings is \$165,741 and \$248,163 has been spent to date. This over expenditure has been covered by savings in other areas of the department's

budget. At this time, no additional funding is available to continue demolitions. There is an existing backlog of securements and demolitions with an anticipated cost of \$400,000. Staff is recommending a transfer of \$350,000 from Administrative Contingency to provide \$150,000 for the demolition of the Del Paso Theater and \$200,000 for securement and board-up of other structures. This funding is for the 1997-98 fiscal year. Future funding will be considered as part of the 1998-99 budget review.

Departmental staff have begun discussions with SHRA to package housing cases using Housing Trust Fund revenue to repair dwelling units and packaging demolished units with construction of new dwellings. Test cases have been identified to use as a trial. This program and other programs being evaluated may decrease the demand on the demolition budget in future years. Staff will report back on this program when it is better defined.

**FINANCIAL CONSIDERATIONS:**

The continuation of Housing and Dangerous Buildings at existing levels will require an additional \$350,000 for the balance of the fiscal year. There are funds available in Administrative Contingency transfer to this program.

**POLICY CONSIDERATIONS:**

The continued funding of securement and demolition activities is in accord with the City Council policy to rehabilitate or remove structures that are a danger to or create a nuisance for their neighborhoods.

City Council provided staff with numerous comments and concerns during a recent workshop on re-engineering of the Neighborhood, Planning and Development Services Department. Those comments are attached as Exhibit A. A cross-disciplinary team will be formed to analyze the system and to make recommendations for various options to address these concerns. The team will report back to the City Council within 60 days.

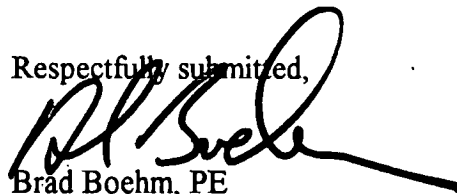
**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable.

**MBE/WBE EFFORTS:**

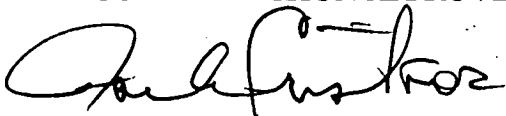
Not applicable.

Respectfully submitted,



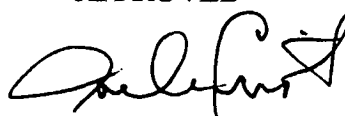
Brad Boehm, PE  
Chief Building Official

**RECOMMENDATION APPROVED:**



William H. Edgar  
City Manager

**APPROVED**



Jack Crist  
Deputy City Manager

## **EXHIBIT A**

### **LIST OF COUNCIL MEMBER AND PUBLIC COMMENTS AND CONCERNS FROM NEIGHBORHOODS, PLANNING AND DEVELOPMENT DEPARTMENT REENGINEERING WORKSHOP OF APRIL 14, 1998**

#### **PLANNING SERVICES**

- Consider expanding Design Review districts
- Examine having the Design Review/Preservation Board function as an advisory board to the Planning Commission
- Design Review/Preservation should not hold projects hostage
- Improve the quality of maps attached to City Council reports

#### **NEIGHBORHOOD SERVICES**

- Create a separate Parks and Recreation Department with a Parks Director
- Review the high cost of construction for wading pools and the cost in bringing up to new county standards

#### **DEVELOPMENT SERVICES**

- Revisit Regional Sanitation and Housing Trust Fund fees
- Publicize AR flood deadlines in newspaper
- Fees should be lower in old infill areas (commercial infill vs. Farm land)
- Assistance to small developers
- use of project manager for small projects

#### **CODE ENFORCEMENT/HOUSING AND DANGEROUS BUILDINGS**

##### **Fines and legal issues**

1. Slum landlord fees
2. Evaluate use of injunctive relief
3. Default properties held by Glendale bank
4. Use of Housing Trust Fund for relocations, demolitions, securements

5. More bite into bark
6. Shorten compliance time for violators
7. Reclass of fines to be a personal obligation
8. Expand eminent domain
9. Overview of code tools from various departments

#### Citizen involvement

1. Mayor's bus tour
2. Expansion of District 2 model
3. Private rights of actions
4. Neighborhood Accountability Board
5. Redding "Rain" model

#### System changes

1. Evaluate "system" not just pieces of it
2. Analyze connection between code and housing and dangerous building cases
3. Proactive enforcement
4. Cross training of staff
5. Reconsider merger of housing and code functions
6. Develop a more cross-disciplinary approach
7. Reduce backlog- too many open cases
8. Canvas other cities and the County for ideas
9. Weekend enforcement activity
10. Permanently fix demolition budget
11. More strike forces

APPROVED  
BY THE CITY COUNCIL

APR 28 1998

OFFICE OF THE  
CITY CLERK

# RESOLUTION NO. 98-154

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**TO AMEND THE HOUSING AND DANGEROUS BUILDING DIVISION  
OPERATING BUDGET BY \$350,000 FOR THE SECUREMENT AND/OR  
DEMOLITION OF DANGEROUS BUILDINGS FOR FISCAL YEAR 1998**

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

1. To amend the 1997-98 Housing and Dangerous Building Division budget by \$350,000.
2. To approve an augmentation in the amount of \$350,000 to the Housing and Dangerous Building Division budget for demolition from the General Fund Contingency as follows:

101-710-7012-4999                      (\$350,000)

101-350-3567-4284                      \$350,000

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

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

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

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

**DEVELOPMENT SERVICES**  
**HOUSING & DANGEROUS BUILDINGS INSPECTIONS**  
**PENDING DEMOLITIONS & BOARD-UPS**

ADDRESS	INSPECTOR	AREA #	COUNCIL DIST.	ESTIMATED COST	DEMO	BOARD-UP
<b>COUNCIL DISTRICT 1</b>						
705 Haggin Ave.	Marcheschi	4	1	\$1,000.00		X
1181 Rio Norte Way	Marcheschi	4	1	\$1,000.00		X
2562 Traction Ave.	Marcheschi	4	1	\$1,000.00		X
318 13th St.	Macken	1	1	\$1,000.00		X
322 12th St.	Macken	1	1	\$8,000.00	X	
820 14th St.	Macken	1	1	\$6,000.00	X	
812 J Street	Zimmerman	1	1	\$18,000.00		X
1415, 1418 & 1422 K St.	Macken	1	1	\$93,000.00	X	
<b>DISTRICT TOTAL: \$129,000.00</b>						
<b>COUNCIL DISTRICT 2</b>						
950 Carmelita Ave.	Kentera	4	2	\$1,500.00		X
3605 Astoria St.	Kentera	4	2	\$1,500.00		X
3516 High St.	Kentera	4	2	\$1,500.00		X
3516 May St.	Kentera	4	2	\$1,500.00		X
564 Morrison Ave.	Kentera	4	2	\$1,500.00		X
576 Carroll Ave.	Kentera	4	2	\$1,500.00		X

Item 11.3

ADDRESS	INSPECTOR	AREA #	COUNCIL DIST.	ESTIMATED COST	DEMO	BOARD-UP
296 Redondo Ave.	Marcheschi	4	2	\$1,000.00		X
668 Plaza Ave.	Marcheschi	4	2	\$1,000.00		X
1511 Del Paso Blvd.	Marcheschi	4	2	\$1,000.00		X
2008 El Monte Ave.	Marcheschi	4	2	\$1,000.00		X
261 Las Palmas Ave.	Marcheschi	4	2	\$1,000.00		X
1236 Sonoma Ave.	Marcheschi	4	2	\$1,000.00		X
1330 Arcade Blvd.	Marcheschi	4	2	\$1,000.00		X
2375 Ethan Way	Marcheschi	4	2	\$1,000.00		X
2715 Clay St.	Marcheschi	4	2	\$1,000.00		X
3118 Belden St.	Marcheschi	4	2	\$1,000.00		X
842 Eleanor Ave.	Marcheschi	4	2	\$1,000.00		X
430 Las Palmas Ave.	Marcheschi	4	2	\$1,000.00		X
1212 Opal Lane	Marcheschi	4	2	\$1,000.00		X
1433 Katherine Ave.	Marcheschi	4	2	\$1,000.00		X
2496 Fairfield St.	Marcheschi	4	2	\$1,000.00		X
3143 Callecita St.	Marcheschi	4	2	\$1,000.00		X
3040 Clay St.	Marcheschi	4	2	\$1,000.00		X
2120 Del Paso Blvd.	Marcheschi	4	2	\$150,000.00	X	
<b>DISTRICT TOTAL: \$186,000.00</b>						
<b>COUNCIL DISTRICT 3</b>						
1762 Helena Ave.	Marcheschi	4	3	\$5,000.00	X	
1772 37th St.	Macken	1	3	\$20,000.00	X	
2213 N St.	Macken	1	3	\$1,600.00		X



ADDRESS	INSPECTOR	AREA #	COUNCIL DIST.	ESTIMATED COST	DEMO	BOARD-UP
2307 V St.	Macken	1	3	\$4,000.00	X	
2415 C St.	Macken	1	3	\$1,600.00		X
<b>DISTRICT TOTAL: \$32,200.00</b>						
<b>COUNCIL DISTRICT 4</b>						
1218 Q St.	Macken	1	4	\$15,000.00	X	
515 T St.	Macken	1	4	\$8,000.00	X	
1914 28th St.	Macken	1	4	\$15,000.00	X	
1924 18th St.	Macken	1	4	\$15,000.00	X	
6621 South Land Park Dr.	Harris	2	4	\$1,400.00		X
<b>DISTRICT TOTAL: \$54,400.00</b>						
<b>COUNCIL DISTRICT 5</b>						
4449 55th St.	Zimmerman	3	5	\$4,500.00	X	
4809 9th Ave.	Zimmerman	3	5	\$4,500.00	X	
4111 8th Ave.	Vanella	3	5	\$3,000.00	X	
3809 24th Ave.	Vanella	3	5	\$3,000.00	X	
2441 27th Ave.	Vanella	3	5	\$3,000.00	X	
3524 35th St.	Reed	3	5	\$4,300.00	X	
3701 Martin Luther King Blvd.	Reed	3	5	\$12,000.00	X	
3716 7th Ave.	Reed	3	5	\$4,100.00	X	
2411 26th St.	Reed	3	5	\$8,000.00	X	
3210 4th Ave.	Reed	3	5	\$4,000.00	X	
4405 34th St.	Reed	3	5	\$1,000.00		X
3708 7th Ave.	Reed	3	5	\$1,200.00		X
3305 Sierra Way	Macken	1	5	\$8,000.00	X	
2615 Toy Ave.	Harris	3	5	\$3,000.00	X	
2632 52nd Ave.	Harris	3	5	\$3,000.00	X	
<b>DISTRICT TOTAL: \$66,600.00</b>						

ADDRESS	INSPECTOR	AREA #	COUNCIL DIST.	ESTIMATED COST	DEMO	BOARD-UP
<b>COUNCIL DISTRICT 6</b>						
8540 Unsworth Ave.	Trevino	3	6	\$5,000.00	X	
7814 37th Ave.	Trevino	3	6	\$6,000.00	X	
2930 32nd Ave.	Vanella	3	6	\$5,000.00	X	
8585 Thys Ct.	Zimmerman	3	6	\$6,000.00	X	
<b>DISTRICT TOTAL: \$22,000.00</b>						
<b>COUNCIL DISTRICT 7</b>						
7480 Franklin Blvd.	Harris	2	7	\$600.00		X
1749 Janrick Ct.	Harris	2	7	\$2,500.00	X	
<b>DISTRICT TOTAL: \$3,100.00</b>						
<b>COUNCIL DISTRICT 8</b>						
133 Caselli Cir., #2	Harris	2	8	\$600.00		X
133 Caselli Cir., #4	Harris	2	8	\$600.00		X
1740 Wakefield Way	Harris	2	8	\$3,000.00	X	
2163 Meadowview Rd.	Harris	2	8	\$3,000.00	X	
2197 63rd Ave.	Harris	2	8	\$1,400.00		X
2434 57th Ave.	Harris	2	8	\$3,000.00	X	
2715 Wood Violet Way	Harris	2	8	\$3,000.00	X	
4086 Savannah Ln.	Harris	2	8	\$600.00		X
4094 Savannah Ln.	Harris	2	8	\$600.00		X
4226 Savannah Ln.	Harris	2	8	\$600.00		X
4935 Liongate Way	Harris	2	8	\$1,400.00		X
7319 Springman St.	Harris	2	8	\$1,400.00		X
7324 Luther Dr.	Harris	2	8	\$1,400.00		X
7328 Franklin Blvd.	Harris	2	8	\$600.00		X

ADDRESS	INSPECTOR	AREA #	COUNCIL DIST.	ESTIMATED COST	DEMO	BOARD-UP
7337 Tilden Way	Harris	2	8	\$1,400.00		X
7475 Carella Dr.	Harris	2	8	\$1,400.00		X
7490 Franklin Blvd.	Harris	2	8	\$600.00		X
7516 Ea Sandia Way, #1	Harris	2	8	\$600.00		X
7632 19th St.	Harris	2	8	\$1,400.00		X
7825 Deerglen Way	Harris	2	8	\$1,400.00		X
8350 Valley Lark Dr.	Harris	2	8	\$1,400.00		X
<b>DISTRICT TOTAL: \$28,000.00</b>						
<b>CITYWIDE TOTAL: \$521,300.00</b>						