



**Sacramento  
Housing &  
Redevelopment  
Agency**

April 19, 2000

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Redevelopment Agency of  
The City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: Oak Park Renaissance Housing Strategy – Limited Term Staffing

**LOCATION & COUNCIL DISTRICT**

Oak Park Redevelopment Area, District 5

**RECOMMENDATION**

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to:

- Amend the Agency's budget to transfer \$100,000 from the Oak Park Housing Development Assistance project to the Agency operating budget.
- Recruit and hire an 18-month limited term Redevelopment Planner with experience in housing development, housing finance, and community organizing to lead development and implementation of the Oak Park Renaissance Housing Strategy.

**CONTACT PERSONS**

John Dangberg, Director of Community Development, 440-1316  
Jim Hare, Redevelopment Manager, 440-1399, ext. 1442

**FOR COUNCIL MEETING OF** May 2, 2000

**SUMMARY**

This report recommends budgeting for, recruiting and hiring an 18-month limited term Redevelopment Planner to implement the Oak Park Renaissance Housing Strategy.

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### **PAC/RAC/TAC ACTION**

At its meeting April 5, 2000 the Oak Park Project Area Committee adopted a motion recommending approval of the actions recommended in this staff report. The votes were as follows:

AYES: Aungst, Brown, Madison, McCalla, Mendoza, Miller, Parker, White,  
Davis, Lampe, Williams

NOES: None

ABSENT: Harris, Johnson, Miles

### **COMMISSION ACTION**

At its meeting April 19, 2000 the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Castello, Cespedes, Dobbins, Harland, Newsome, Rotz,  
Holloway

NOES: None

ABSENT: Burns, Simon

### **BACKGROUND**

The predominately single-family residential area of Oak Park bounded by Broadway, 8<sup>th</sup> Avenue, Stockton Boulevard, and Martin Luther King, Jr. Boulevard has been of concern to community members and staff for a number of years. Approximately 80 percent of the housing in the area is owned by absentee landlords. The area's housing is characterized by deferred maintenance, a high number of boarded and vacant properties, and a significant number of vacant lots. The area has been subject to intensive code enforcement action. Despite various initiatives over the years, the fundamental character of the area has not improved, and portions remain severely blighted.

On December 2, 1999 Council member Lauren Hammond and Assemblyman Darrell Steinberg convened an ad-hoc meeting that included Agency, City and Federal officials, representatives of local banks, housing developers, union and community leaders. The purpose of the meeting was to initiate a focused planning and redevelopment strategy for the residential area discussed above. The immediate outcome of the initial meeting was formation of two committees, a planning committee and a lending committee.

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Since the first meeting, both committees have met and then returned to the larger group with recommendations for development of the Oak Park Renaissance Housing Strategy. A survey instrument for landlords and residents has been developed and various housing finance mechanisms have been discussed.

For a strategy of this magnitude to be successful, staff resources must be dedicated to marketing, contacting property owners, providing housing program information and pursuit of strategic property acquisitions and disposition. Stepped-up marketing efforts must have staff resources assigned to follow-up on contacts and referrals. Therefore, the most effective strategy will have dedicated staff marketing and delivering the Agency's housing programs on a targeted and intensive basis.

The Agency's recent Capital improvement revenue bond netted \$2.5 million for the Oak Park Low- and Moderate-Income Housing Fund. The Oak Park PAC has recommended that an additional \$1,000,000 in non-housing set aside funds be dedicated to Oak Park housing. In order to invest these significant funds in a timely fashion and in order to implement the Oak Park Renaissance Housing Strategy, this report recommends budgeting and hiring a staff person who will be solely dedicated to the delivery of housing in the Oak Park Project Area. The staff person's first priority will be implementation of the Renaissance Housing Strategy, but his/her work may be extended to other Oak Park housing projects as assigned. It is anticipated that during this 18-month time period, staff will significantly reduce the number of boarded and vacant houses and increase the homeownership rate within the project area.

### **FINANCIAL CONSIDERATIONS**

This report recommends transferring \$100,000 from the Oak Park Housing Development Assistance project to the Agency operating budget for the purpose of funding an 18-month limited term Redevelopment Planner. The funding includes salary and benefits as delineated in the Agency's labor agreement. The planner will work exclusively on Oak Park housing strategy development and implementation.

### **POLICY CONSIDERATIONS**

The action recommended in this report is consistent with the Oak Park Redevelopment Plan and the 2000-2004 Redevelopment Implementation Plan. The action will enhance the production of low and moderate income housing in the Oak Park Project Area. No policy changes are recommended.

### **ENVIRONMENTAL REVIEW**

The proposed action does not constitute a project under CEQA per Guidelines Section 15378 (b)(3), nor a federal undertaking pursuant to NEPA.

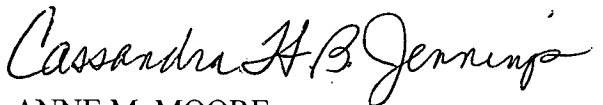
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**M/WBE CONSIDERATIONS**

There are no M/WBE considerations associated with this action.

Respectfully submitted,

  
for ANNE M. MOORE  
Executive Director

Transmittal approved,



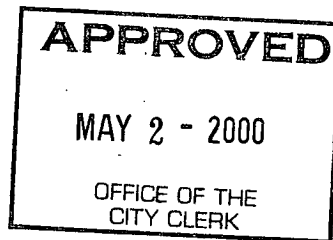
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ROBERT P. THOMAS  
City Manager

RESOLUTION NO. 2000-02-0

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF



**AUTHORIZATION TO AMEND AGENCY BUDGET AND  
TO FUND, HIRE AND RECRUIT OAK PARK HOUSING STAFF  
FOR THE IMPLEMENTATION OF THE OAK PARK  
RENAISSANCE HOUSING STRATEGY**

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

Section 1. The Agency budget is hereby amended to transfer \$100,000 from the Oak  
Park Housing Developers Assistance project to the Agency operating budget.

Section 2. The Executive Director is authorized to recruit and hire an 18-month limited  
term Redevelopment Planner with experience in housing development, housing finance, and  
community organizing to lead development and implementation of the Oak Park Renaissance  
Housing Strategy.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

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

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