



CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY MANAGER

December 17, 1981

CITY HALL
915 I STREET - 95814
(916) 449-5704

FILED
SACRAMENTO HOUSING AUTHORITY
CITY OF SACRAMENTO

*referred to
Bud/Fin Comm.
DEC 22 1981*

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Use of City Property (516 9th Street) by Concilio, Inc.

SUMMARY

This report recommends that the City-owned property at 516 9th Street not be used by Concilio, Inc. or any other organization because of the high cost of rehabilitation, lack of parking, inappropriate zoning and the preference of the Alkali Flat Project Area Committee. The property should be sold with the proceeds of the sale returned to the Community Development Block Grant fund for reallocation by the City Council.

BACKGROUND

The property was acquired by the City from the Salvation Army at a price of \$251,000. The property measures 160 ft. x 111 ft. with existing structures covering all but a few inches around the periphery.

The current zoning is residential (R-4). On August 12, 1980, the City Council disapproved a proposal to upzone the property to office or commercial uses. The Council also noted that a zoning change could be considered in the context of a development plan for office or commercial use at a later time.

The condition of the property is poor. Although its general appearance gives the impression of being one building, it is structurally two buildings. The portion fronting on 9th Street consists of two stories of office and/or general use area. The rear portion consists of a 110 x 88 ft. unpartitioned bay open to a 35 ft. high roof with no interior finish and without windows. Both portions seriously violate building codes because of substandard mechanical, plumbing, electrical, and structural conditions.

The specific needs of Concilio, Inc. are described in a letter from Mr. Ralph Poblano, Executive Director, dated November 25, 1981 (copy attached). With that letter in hand, the property was toured by the Superintendent of Building Inspections and the Superintendent of Facility Maintenance. They produced a survey estimate of work needed and cost to bring the building into code compliance for the uses described by Mr. Poblano. Copies of the estimates totalling \$239,500 are attached.

In order for Concilio, or any similar organization, to use the property, the following would be required:

- A rezone from residential to an appropriate office-community use classification.
- A use permit for the feeding program.
- Identification of a source of funding for the rehabilitation work.
- Completed rehabilitation.

The time required for this work could easily exceed the time available to Concilio, inc. for solution of its space problem.

Since the property is located within the Alkali Flat Redevelopment Area, the Alkali Flat Project Area Committee is concerned with its disposition. At its regular meeting of December 2, 1981, the PAC recommended that the property be conveyed to private ownership for redevelopment and return to the tax rolls.

The Council recently approved a preferential parking program for Alkali Flat which will severely limit off-site employee parking. No parking is available on site.

FINANCIAL DATA

The City acquired this property for \$251,000. The addition of \$239,500 for rehabilitation would bring the total public investment to \$490,500 without substantially adding to the current market value (approximately \$300,000). A more prudent approach would appear to be to return the sale proceeds to the CDBG fund for more productive allocation by the City Council.

RECOMMENDATION

It is recommended that the City Council:

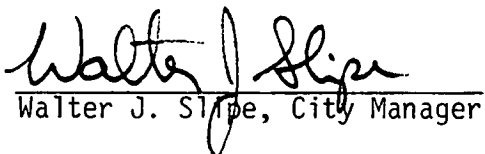
1. Deny the Concilio, Inc. request to use the building at 516 9th Street.
2. Direct that the property be sold.
3. Direct the City Manager to return a plan to the Council for the sale within 30 days.

Respectfully submitted,



Mac Mailes
Assistant City Manager
for Community Development

Recommendation Approved:

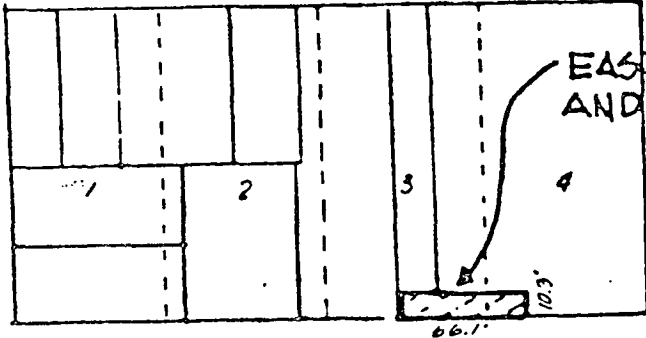

Walter J. Slipe, City Manager

December 22, 1981
District 1

SCALE: 1" = 100'

E STREET

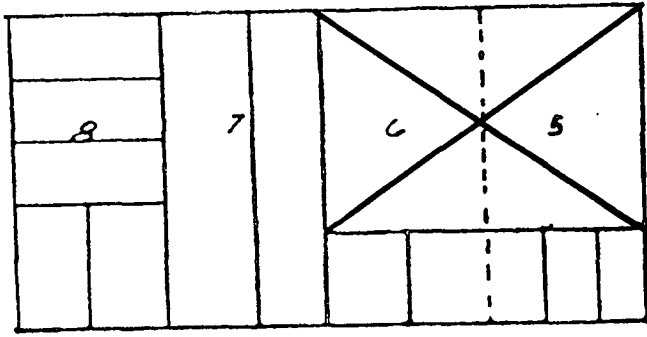
8th STREET



EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC.

9th STREET

8th STREET



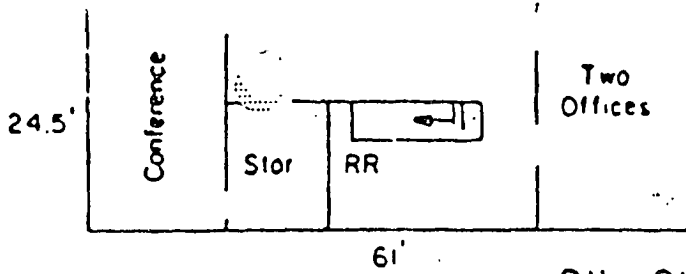
9th STREET

F STREET

The S. 10.3' of the west 20.0' of Lot 4 in the block bounded by E and F, 8th and 9th Streets of the City of Sacramento, according to the map or plan thereof.

The S. 10.3' of the East 46.3 feet of Lot 3, in the block bounded by E and F, 8th and 9th Streets of the City of Sacramento according to the map or plan thereof.

EXHIBIT "C"

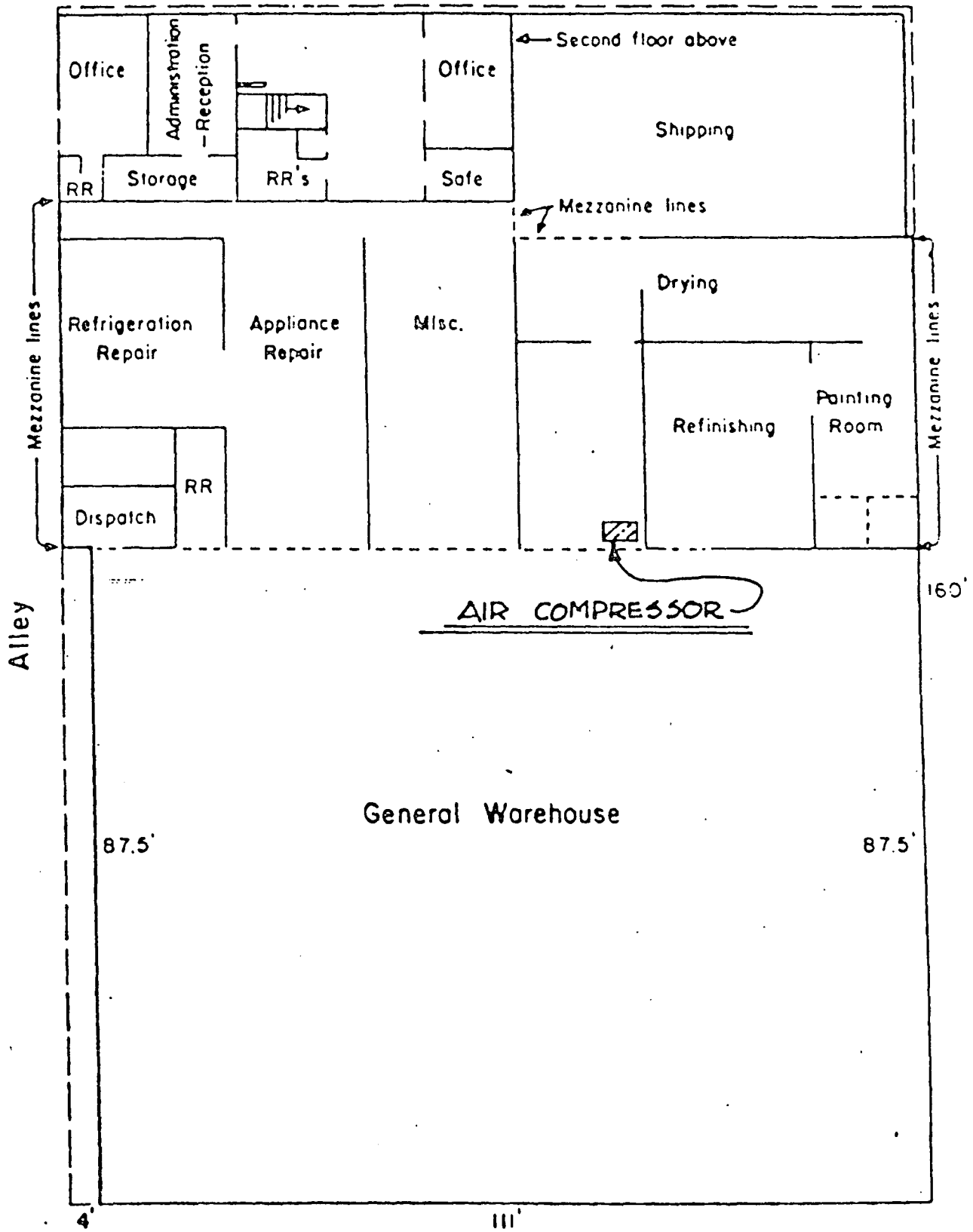


Seco. Floor

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1" = 20'
(Schematic only)

9th Street



SALVATION ARMY
520 - 9th Street

EXHIBIT "D"

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CITY OF SACRAMENTO



DEPARTMENT OF GENERAL SERVICES
FACILITY MAINTENANCE DIVISION
5730 24th STREET SACRAMENTO, CA 95822-3699
BUILDING #1 TELEPHONE (916) 449-5445

A.F. NASTRO
SUPERINTENDENT
DERROLD LEE
ASSISTANT SUPERINTENDENT

December 14, 1981

MEMORANDUM

TO: Mac Mailes, Assistant City Manager
FROM: A.F. Nastro, Superintendent Facility Maintenance
SUBJECT: Remodeling Salvation Army Building - 516 - 9th Street.

Demolition	\$ 15,000
Fire wall dividing office area from warehouse area.	11,000
Replace roof over existing office area	8,000
Repair roof over warehouse area	2,000
Remodel 8200 sq. ft. - east half of street level, to include class rooms, dining area, restrooms, kitchen floor covering, climate control and handicapped entrance, etc.	100,000
New electric main service	8,500
Miscellaneous	<u>10,000</u>
Total	\$154,500

A.F. Nastro
A.F. Nastro
Superintendent Facility Maintenance

cc: Frank Mugartegui

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CITY OF SACRAMENTO

DEPARTMENT OF GENERAL SERVICES
FACILITY MAINTENANCE DIVISION
5730 24th STREET SACRAMENTO, CA 95822-3699
BUILDING #1 TELEPHONE (916) 449-5445

A.F. NASTRO
SUPERINTENDENT
DERROLD LEE
ASSISTANT SUPERINTENDENT

December 15, 1981

MEMORANDUM

TO: Mac Mailes, Assistant City Manager
FROM: A.F. Nastro, Superintendent Facility Maintenance
SUBJECT: Remodeling Salvation Army Building - 516 - 9th Street
Mezzanine Floor only.

Demolition	\$ 5,000
Remodel 8200 sq. st. - mezzanine floor for office and or class rooms - complete	80,000
Total	<u>\$85,000</u>



A.F. Nastro
Supt. Facility Maintenance

cc: Frank Mugartegui

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Sacramento Concilio, Inc.

A COMMUNITY BASED, CONSUMER SPONSORED BILINGUAL,
BICULTURAL MULTI-PURPOSE AGENCY



CITY MANAGER'S OFFICE
RECEIVED
NOV 30 1981

SERVICE PROGRAMS
1911 "F" STREET
(916) 448-3211

PROGRAMS

THEMESIO TONY ORTIZ
EXECUTIVE DIRECTOR

November 25, 1981

- ADMINISTRATION
- EL HOGAR-MENTAL HEALTH
FAMILY SERVICES
COUNSELING CENTER
PSYCHIATRIC TREATMENT
- ANCIANO SERVICES
- LA CASITA NUTRITION
- ABUELITOS ADOPTIVOS
- EDUCATIONAL ADVANCEMENT
CENTER-TALENT SEARCH
- NEW CAREERS
EMPLOYMENT SERVICES
O.J.T.
W.E.X.
E.D.W.
E.S.L.
SUMMER YOUTH
- EDD-BRANCH OFFICE
- COMMUNICATIONS
CHANNEL 13
CHANNEL 10

Mr. Solon Wisham, Jr. *Sy*
Assistant City Manager
City Hall
915 I Street, Room 109
Sacramento, CA 95814

Dear Mr. Wisham:

Many thanks to you and Mr. Mack Mailes for visiting our building site and for our discussions relative to the possibility of using/renting the Salvation Army Building as the new Concilio Headquarters. The urgency to move continues due to shrinking current funding levels which cannot now meet the old rental rate.

The 1911 F Street building has a total square footage of 11,080, of which 7,661 sq. ft. are for programs and 3,419 sq. ft. are for common areas. Programs currently in operation are:

- (1) La Casita: Senior Citizens Daily Nutrition Program
- (2) Abuelitos Adoptivos: Adopted Grandparents in Schools
- (3) New Careers: On the Job Training (OJT), Work Experience (WEX), and Bilingual Instruction (ESL)
- (4) Talent Search: Motivation and Counseling for Upward-bound Students

The building is used by 32 core employees, another 125 senior citizens on a daily basis, and approximately 30-40 walk-ins for job information. Additionally, after 5:30 p.m. we provide a meeting place for community organizations.

MEMBER ORGANIZATIONS:

M.A.P.A. • C.A.F.E. • C.U.N.A. • G. I. FORUM • MEXICAN AMERICAN WAR VETERANS • I.M.A.G.E. • COMITE PATRIOTICO MEXICANO • CONSEJOS LATINO PEACE OFFICERS ASSOCIATION • LA RAZA NATIONAL LAWYERS ASSOCIATION • MEXICAN AMERICAN CHAMBER OF COMMERCE

Mr. Solon Wisham, Jr.

Page 2

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Unfortunately, the building has only two toilets, which are insufficient to service all our clients during peak hours. And finally, the building requires some modifications which must be in conformity with the Department of Labor's 504 Regulations for the handicapped.

Feel free to contact me if any additional information is necessary.

Yours truly,



Ralph Poblano
Executive Director

cc: Lloyd Connelly
Board of Directors

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448-3211